

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*

2026-012286-HDRB. 532 Calle Corvo, Downtown & Eastside Historic District. contributing, John A. Padilla, agent for Susan McShane Salomone, owner, proposes to construct a 391 sq. ft. freestanding casita and a 132 sq. ft. pergola to the maximum allowable height of 14'-0", convert the garage to a casita by replacing windows and doors, and construct a 6'-0" high yard wall with a pedestrian gate. An exception is requested to section 14-4.6(E)(4)(I) for replacing a historic door.

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: [exception criteria]

Background:

On February 10, 2026, the applicant requested approval to construct a 624 sq. ft. addition to the main house and a 442 sq. ft. addition to the garage. Three exceptions are requested to 14-5.2(D)(2)(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. The Board decided to deny a portion of the request with respect to the addition to the garage, finding that the exception criteria had not been met for all the reasons outlined in the staff report, finding that the exception criteria have not been met for the alteration of the window on the primary facade for the reasons no hardship has been demonstrated for maintaining the historic opening, and otherwise the application was approved.



Figure 2: Property from Street with Garage in Rear

Site Description:

The single-family residence, garage, and southern yard wall at 532 Calle Corvo are designated as contributing to the Downtown and Eastside Historic District, with the east façades of each structure designated as the primary façades. The 1952 Spanish Pueblo Revival style construction comprises 1,638 sq. ft. of roofed area with a 368 sq. ft. detached garage.

In Mr. John Murphey’s 2025 Historic Cultural Property Inventory (HCPI) survey report identifies several modifications and alterations taking place on the property from 1958 to 1996 with a bedroom addition, covered portal, and laundry room (Murphey 2025:3). A post 1975 wholesale window replacement and exterior insulation project occurred as can be observed presently on the exterior of the main residential structure (Murphey 2025:3). As for the garage, minimal changes have occurred and a post 1975 metal garage door is present, while the opening is historic as well as the original footprint (Murphey 2025:7). The southern portion of the yard wall is historic while the east and north portions were recently replaced from a metal fence to a masonry stuccoed yard wall (Murphey 2025:19).

PREVIOUS CASE SUMMARIES:

ARC:

No Archaeological clearance has been issued.

HDRB:

On September 23, 2025, in Case No. 2025-011108-HDRB, the Board adopted staff’s recommendation for historic status of the main residential structure, garage, and the southern yard wall to be upgraded to contributing and designate the east façades of each structure as the primary façades.

ADMINISTRATIVE:

Under case #2024-009232-ADMIN, the staff approved stuccoing a yard wall with STO elastomeric stucco color fawn to match the existing house.

On 7/25/2016, staff approved 6 PVC weep holes installed in the wall and painted to match the stucco color.

On 5/23/2016, staff approved the replacement of a wire fence and gate with a stucco wall with a wrought iron gate, and a concrete walkway with a brick walkway with the stucco of the wall in cementitious kokanee and the walkway in Coronado summit color.

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

New Construction

1. Construct a 391 sq. ft. casita to the maximum allowable height of 14’-0”.
2. Construction of a wood trellis attached to the casita on the north (but detached by 6” to the south of the existing garage), to the maximum allowable height of 14’-0”.

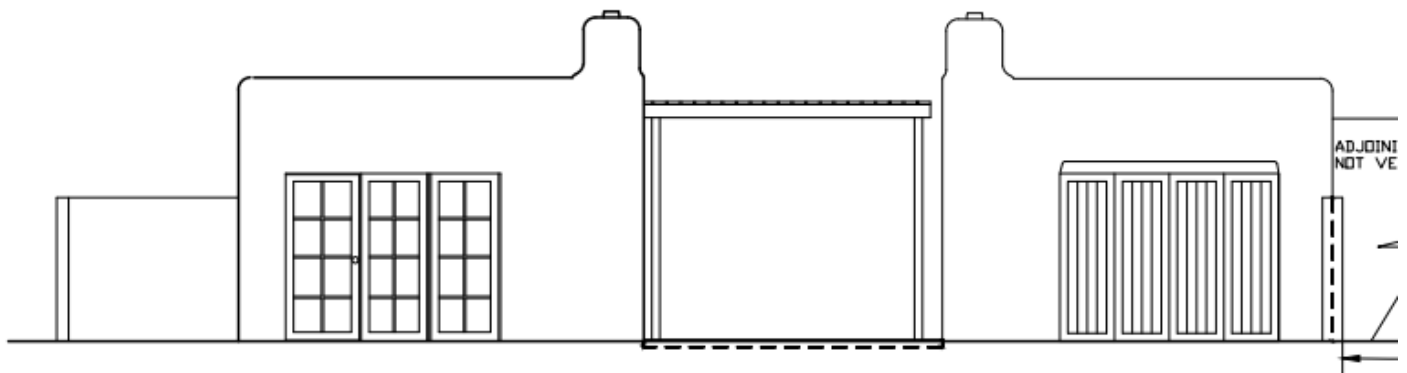


Figure 3: East Elevation of Casita with Pergola and Garage with New Doors as Proposed.

Garage Conversion:

3. Replacement of the existing window in the south façade with a pedestrian door.
4. Replacement of the non-historic tilting garage door from the east façade, preserving the existing opening, allowing the opening to read as a historic opening, with a wood door while preserving the existing wood header beam.



Figure 4: Proposed Door for Garage Opening

Yardwalls:

5. Construct a new 6'-0" tall yard wall with a gate along the north property line from the main residence to the garage's east façade.
6. Install a pedestrian gate in the yard wall on the east side by the main residence. The gate will be constructed

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(E)(4)(I): The applicant requests an exception to “*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.*”

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

Applicant Response: The owner contracted with Ra Patterson to conduct a Window and Door Survey for this project, which is referenced in this request. The proposed removal and replacement of existing doors and windows with modern wood doors and windows featuring a divided lite pattern will strengthen, rather than damage, the character of the district. The HDRB has previously approved new doors and windows for proposed renovations in neighboring properties. This renovation will enhance the streetscape by creating a residence that is more in harmony with its surroundings.

Staff Response: Staff finds that this criterion is met. The existing garage door is a typical metal fold-up door, which is not historic. Placing a wood carriage door in this location is more historic in appearance and will not damage the character of the historic district. The door was not excluded from the primary facade at the time of the status designation of the garage; therefore, to replace it an exception is required.

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

Applicant Response: The proposal is to remove the existing uninsulated tilt-up metal garage door in the proposed Accessory Structure #2-bedroom area. The proposed renovations of this opening will allow the owner to maintain the temperatures in the proposed bedroom. The historic opening in the east primary facade will be preserved in the proposed renovation for Accessory Structure #2. The opening will no longer serve as a vehicle access point. The proposed door for this opening in Accessory Structure #2 will maintain the structure's appearance of a single-car garage. This renovation will enhance the residence and keep it in harmony with the streetscape.

Staff Response: Staff finds that this criterion is met. The door change will allow for the space to be converted to a living space while retaining the overall appearance of a garage.

(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 door renovation work preserves the heterogeneous character of the district's streetscape. This request, when approved, will permit the Owner to continue residing in the historic district in a house and an Accessory Structure, thereby strengthening the character of the district.

Staff Response: Staff finds that this criterion is met. Converting the garage to a residence while showing the opening was once a garage, but making it usable as a means for air flow for the residence does strengthen the character of the district by providing continual use of the property.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order 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.
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C. Buildings with Significant or Contributing Historic Status

1. 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 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.
- V. Restoration of Status
- If a property owner makes changes to a structure without the proper City approvals, which result in the lowering of the structure's status, staff or the Board may require the property owner to restore the structure such that its former status is restored.

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*.

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

- a.

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

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
- 6. Surface Cleaning
- 7. Archaeological Resources
- 8. Signs
- 9. Murals
- 10. Pedestrian-Oriented Areas

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 arials 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.