

**City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law**

Case # 2025-10664-HDRB

Address – 619 W. Alameda St.

Agent's Name – Dura Build Construction

Owner/Applicant's Name – Max Scott

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 22, 2025.

BACKGROUND

The 600 block of West Alameda Street is in a residential sector located across from the Santa Fe River Park, which is a passive recreational area with landscaping, picnic tables and a walking path. The houses range in style, with the most prominent style being vernacular Spanish Pueblo Revival. Most of the residences are lower, single-story buildings with an average height on the streetscape of 12’8”. The 702-square-foot, single-family residence at 619 W. Alameda St. is listed as non-contributing to the Westside-Guadalupe Historic District. The Spanish Pueblo Revival structure is built of adobe and pentile. A rectangular wood-framed addition previously located on the north side of the structure collapsed in 2024. Aside from its foundation, all parts of this addition have been removed from the property. There are no cases on record for the property in the Historic Preservation Division files.

The adobe part of the residence was built about 1943, with the pentile addition appearing by 1951. The wood-framed addition appears to have been built in 1975. There are viga ends at the exterior and interior of the north and south walls, though the interior portion of the vigas have been removed. The north wall has projecting roof joists on the pentile addition. All except one window are wood, double-hung, single-glazed one-over-one windows. There are some wood screens, though not all windows have them. The two front doors on the south may be handmade wood, frame and panel with a glazed flower-petal design. The western rear door is frame and panel, and the eastern rear door is a hollow-core wood door. All windows and doors are recessed, and the windows have projecting concrete windowsills. The exterior walls are cement stucco on chicken wire with paint on the stucco. The residence is typical of the streetscape.

There is also a pentile-lined well on the west side of the property. Its origin and details are not available, but it was likely constructed at the time of the pentile addition in 1951. The 1950s saw a significant increase in well drilling, in part because the state allowed farmers to transition from dryland farming to more water-intensive crops like alfalfa, corn and cotton, transforming the agricultural landscape. The state further allowed homeowners to drill and use a certain amount of water annually. This well may be a part of this step forward in water usage.

The Applicant requests a status review with primary façade designation, if applicable, of the residential structure. The southern portion of the residence holds the greatest historic integrity of the building, with the adobe construction, viga ends, double front doors with

corresponding windows, inset windows and doors, and concrete windowsills. The front doors are handmade. The west façade shows the growth of the building from adobe to the pentile addition and holds historic inset wood windows with concrete sills. The pentile well is most likely from the 1950s and is unique to the Alameda streetscape.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be upgraded to contributing with the south and west façades (façades 3 and 4) designated as primary per SFCC Section 14-5.2(C), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts. Staff also recommended a contributing status for the pentile well, to protect it, per SFCC Section 14-5.2(C), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
6. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “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.”
7. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is 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.”
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition

of a “contributing structure,” as recommended by the Staff. This designation is supported by the adobe and pentile, vernacular construction of the house, hand-carved doors, cast-concrete window sills, deeply inset doors and windows, and original fenestration.

11. The Board finds that the south and west façades are the primary elevations of the structure with the features that define the character of the structure’s architecture. The southern portion of the residence shows historic integrity, with the adobe construction, viga ends, double front doors, hand-made, with corresponding windows, inset windows and doors, and concrete windowsills. The west façade shows the growth of the building from adobe to the pen tile addition and holds historic inset wood windows with concrete sills.
12. The Board finds that the pentile well is likely from the 1950s, is unique to the Alameda streetscape, is built of a traditional material and reflects historic changes in water availability for agricultural uses.
13. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review historic status.
3. The Board upgrades the status of the residential structure to contributing.
4. The Board designates the following elevations on the residential structure as the primary façades: south and west (3 and 4 on the façade map).
5. The Board designates the pentile-lined well as a contributing structure.

IT IS SO ORDERED ON THIS 26th DAY of MAY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date