

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

Case # 2025-10869-HDRB

Address – 516 and 516½ Alto St.

Agent’s Name – Marc Naktin

Owner/Applicant’s Name – Steve Dayton

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on August 12, 2025.

BACKGROUND

The single-family residence at 516 and 516½ Alto St. is listed as contributing to the Westside-Guadalupe Historic District, with the north elevation designated as the primary façade. This residence formerly was two separate units which in 1996 were joined by a glazed corridor and converted to use as office space for the Santa Fe Community Foundation. 516 and 516½ Alto St., and the Donaciano Vigil House at 518 Alto St., once formed a linear sequence of rectangular buildings along the south side of Alto Street, then known as River Road.

Historic documents read that Donaciano Vigil sold the property in 1856 to Vicente Garcia, who also acquired additional land along the south bank of the Santa Fe River, including the subject property. The Garcia family remained associated with the parcel, later identified as 516 Alto St., for several generations. It is hard to tell specifically when the core structures at this address were built, as neither the subject property nor Vigil’s house is clearly identifiable on the 1912 King’s Map, and a photograph from the 1910s attributed to 516 Alto St. depicts what appears to be an entirely different building. It appears that a 280-square-foot roofed carport was added in 1935, and that a 320-square-foot detached garage was built in 1953.

The 1996 project was designed by Santa Fe architect Vic Johnson, who, following the preservation philosophy of the period, unified the two structurally and stylistically distinct buildings through consistent architectural elements in a Pueblo Revival style. That renovation included complete replacement of the doors and windows, reconstruction of the front porch and replacement of the roof.

At this hearing, the applicant asks the Board to review the structure’s historic status and to designate primary facades, if applicable.

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 to the Board 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 main residential structure be maintained as contributing, and that the north elevation, identified in the Façade Diagram as numbers 1 and 2, be designated as the primary façade; and that the stand-alone garage retain its contributing status, with the east elevation, identified in the Façade Diagram as number 1, designated as the primary façade, per SFCC Sections 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. 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.
 9. 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 structures meet the definition of “contributing structures,” as recommended by Staff. The Board finds that the connection of the house to the family of Vicente Garcia adds to the historic associations significant for the district, and, aside from the corridor connecting the two residential structures, three core structures on the property remain relatively unchanged.
 10. The Board finds that the north is the primary elevation of the main structure and the east is the primary elevation on the garage structure with the features that define the character of the structures’ architecture. These features include deep-set windows and doors, concrete-slab sills on the windows, and construction with traditional materials. The Board finds the original garage doors as character-defining elements of the garage.
 11. 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 designates the main structure and garage as contributing structures.
4. The Board designates the north elevation on the main structure as the primary façade.
5. The Board designates the east elevation on the garage structure as the primary façade.

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