

City of Santa Fe, New Mexico

memo

DATE: May 26, 2026

TO: Historic Districts Review Board Members

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

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

2026-012414-HDRB. 426 Delgado Ln., Downtown & Eastside Historic District, contributing, Gayla Bectol, agent for Paige Cochran and Kareem Abu-Zeid owners, requests a status review and primary façade designation, if applicable, for a primary residence, guest house, shed, and yard walls.

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: [2026 HCPI]

STAFF RECOMMENDATION:

Staff recommends the historic status of the primary residence be maintained as contributing with east façades 1, 2, 3, 4, and 5 as primary, the shed be designated as contributing with the east façade as primary, and the three perimeter walls be designated as contributing, while the guest house be designated non-contributing due to age per 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

- a. In case 2026-012414-HDRB, for 426 Delgado Lane, retain/designate the primary residence as contributing and designate the east facades (numbers from façade diagram) as primary façade(s).
- b. In case 2026-012414-HDRB, for 426 Delgado Lane, designate the shed as non-contributing/contributing and designate the (north, east, south, west) as the primary facade.
- c. In case 2026-012414-HDRB, for 426 Delgado Lane, designate the (east, south, and west) yard walls as non-contributing/contributing.
- d. In case 2026-012414-HDRB, for 426 Delgado Lane, designate the guesthouse as non-contributing due to age.

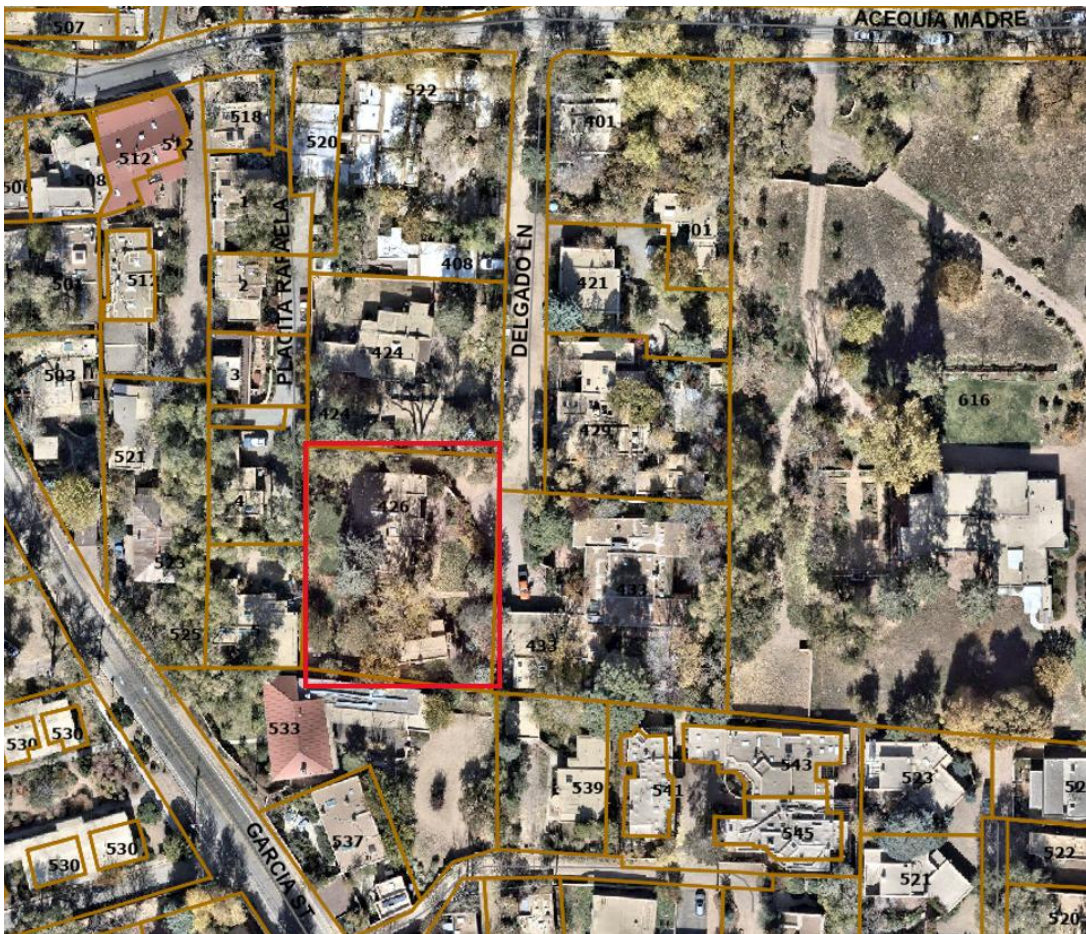


Figure 1: Property Location



Figure 2: Streetview of Property

BACKGROUND & SUMMARY:

Main Residence:

The single-family residence at 426 Delgado Lane is known as the Russell House and was constructed of adobe in late 1928, likely by Rose Parker Curtis. The residence is listed as contributing to the Downtown and Eastside Historic District, with the east designated as the primary facade. The guesthouse, tool shed, and site walls do not have a status assigned.

The residence sits on 0.38 acres and is defined by a walled yard. The primary residence faces east. The original portion of the house is on the north end and is constructed of adobe. It was first plastered in 1933, and an open porch was added to the east entry in 1936. The east elevation once held vigas that were cut off and covered in 1946. The east enclosed porch entrance was constructed in 1954. The portal and French doors were added to the west elevation in 1958, and the wood, double-hung, single-pane windows were installed in 1964.

The building has expressive, undulating parapets. The east elevation incorporates a recessed entry porch. The windows are wide openings fitted with combination fixed-over-awning wood windows with insulated glazing. A 1993 addition is located on the south end of the residence; its eastern elevation steps back about ten feet from the original structure. The west elevation houses the newer addition and a transition to the original structure, which creates a narrow passageway. The western portal features flared stuccoed columns and a simple wood plate, beam, and decking, which do not appear to be historic. At the north end of the portal is a storage closet. At the north of the portal is a lower section, which was originally the garage that was converted and extended. The original garage and replacement garage are constructed of structural clay tile. The north elevation consists of the 1936 garage and the original house. Neither the windows nor the openings appear to be original to the residence. The 1936 garage attaches at a right angle to the north elevation and once held a wood door that has since been changed to a window.

Guest House:

The guesthouse is located on the south end of the property with the main entrance facing the north. It is a Pueblo Revival style of approximately 744 sq. ft. It contains a recessed entry similar to the main residence. However, it has level parapets and divided lite windows.

Shed:

The shed structure is present in the 1958 aerial. The form, materials, and fenestration are consistent with the historic period of the property’s development. According to the 2026 HCPI, “Despite its minor scale, the shed contributes to the historic feeling and association of the site and is therefore considered a contributing resource within the district.”



Figure 3: The Shed

Yard walls:

The east perimeter wall is well documented as having been constructed in 1947 by the Eubank Construction Company. This includes the front gate. The west wall was constructed in 1949 by Lineberry Contractors. Additional work from 1949 included the fireplace and banco at the northwest corner. The south property wall is constructed of pumice block and was constructed in 1962 by John Gianardi, but was reconstructed in 1965. By virtue of age, materials, and design, the three walls contribute to the historic character of the site and the broader district.



Figure 4: East Yardwalls

PREVIOUS CASE SUMMARIES:

ARC:

No Archaeological clearance has been issued for this property.

HDRB:

The property came to the Historic Districts Review Board in 1992 under case H-92-067 for a second-floor addition, which was denied, and the guest house, which was approved.

ADMINISTRATIVE:

No administrative approval cases are on file.

APPLICANT'S REQUEST:

The applicant requests:

- 1) Status and primary façade confirmation for the main residential structure.
- 2) Status review with primary façade designation, if applicable, for the guest house structure.
- 3) Status review for yard walls.

Staff finds that the status of the main residence has not lost any integrity and should remain as a contributing structure with the east as the primary façade. The guest house is non-contributing due to age. The shed does contribute to the district and is unique in its age, form, and materials. The east, west, and south perimeter walls also contribute to the street and the estate of the property.

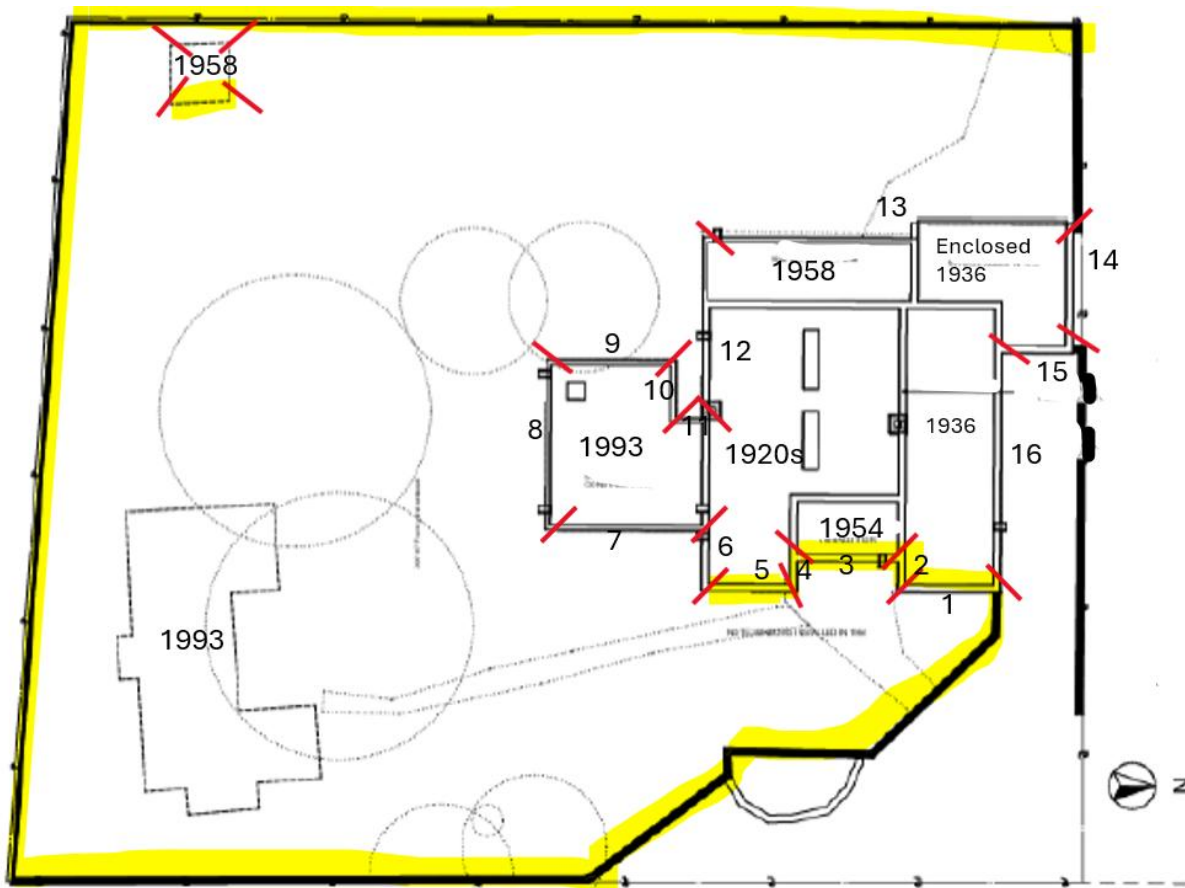


Figure 5: Façade diagram

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 in order 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

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 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 upon 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 upon 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 prior to 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 on the nearest place available 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

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 facade 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 facade 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 facade unless the facade shall include projecting or recessed portales, setbacks, or other design elements;
- b. The combined door and window area in any publicly visible facade shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three (3) feet from the corner of the facade;
- 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 facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, 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 facade 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.