

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

**Case # 2025-10870-HDRB**

**Address** – 549½ Agua Fria St.

**Agent’s Name** – Robert Kreger

**Owner/Applicant’s Name** – Catherine Wynne

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

**BACKGROUND**

The single-family residence at 549½ Agua Fria St., in the Westside-Guadalupe Historic District, has had no previous historic survey and no status designation. The approximately 1,000-square-foot unit, with no street frontage, is set back from 549 Agua Fria St., which has a significant historic designation. The rear unit most likely was never considered during previous historic assessments in the 1980s and 1990s.

A 2025 Historic Cultural Property Inventory (“HCPI”) for 549½ Agua Fria St. identifies the main structure and garage as built in the 1920s. According to the HCPI, Charles Hesch, a mechanic and foreman for the Closson and Closson auto shop, and his wife Mamie owned the front property and likely built the garage behind their house amid the rise in automobile ownership in the 1920s. The garage, built of adobe block, was converted into a small cottage in the 1940s, and given the 549½ address in the 1950s. Charles and Mamie’s son Howard lived in the cottage after he served in the Army, discharging in 1944, and Charles and Howard founded the Santa Fe Cycle Company, which evolved into a Harley Davidson dealership.

Howard’s cottage had additions in the 1960s and was stuccoed over. It is a modest Pueblo Revival style building, with deep window and door reveals and tapered massings. The structure recently has had wholesale window and door replacement, construction of an elevation garden wall on the south, and a new roof. The new roof was approved administratively in 2021 in Case # 2021-003086-ADMIN. No other work has been approved administratively or by the Board. An attractive and well-constructed river-stone front garden wall is of recent construction and ineligible for historic status due to its modernity.

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. City Historic Preservation Division Staff reviewed the application, 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 structure be upgraded to contributing and to designate the south elevation as the primary façade, identified as number 1 on the Façade Diagram, exclusive of the non-historic windows, 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. 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 structure meets the definition of a “contributing structure,” as recommended by the Staff. The Board finds that the connection to Charles, Mamie and Howard Hesch adds to the historic associations significant for the district, and the deep-set windows and doors, tapered massings, construction with traditional materials and long-standing footprint are historic architectural design qualities that are significant for the District.
10. The Board finds that the south façade is the primary elevation of the structure with the features that define the character of the structure’s architecture.
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.

Finding of Fact and Conclusions of Law – Status or Primary Façade Designation  
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3. The Board designates the structure as a contributing structure.
4. The Board designates the following elevation of the structure as the primary façade: south, excluding the non-historic windows.
5. The Board finds the south-elevation garden wall to be non-historic and ineligible for historic status designation.

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

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Cecilia Rios  
Chair

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Date

FILED:

\_\_\_\_\_  
Geraldyn Cardenas  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date