

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

**Case # 2024-8704-HDRB**

**Address** – 636 Garcia St., Unit 1

**Agent’s Name** – Annette Vigil, Vigil Design

**Owner/Applicant’s Name** – Laurel Guy

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on August 13, 2024.

**BACKGROUND**

The multi-family residence at 636 Garcia St. is a three-unit compound with no historic status assigned to Unit 1. The property is located in the Downtown and Eastside Historic District. The structure was constructed in the early 1950s by adding two dwellings, an apartment and a one-bedroom rental, to an existing 1940s garage. Unit 1 is located closest to the street on the east end of the structure. In the 1950s, the three units were associated with the main residence to the south, which was split from the lot in 2021 and re-addressed as 640 Garcia St. The Board assigned contributing historic status to Units 2 and 3 in a hearing July 23, 2024. See Case # 2024-8478-HDRB.

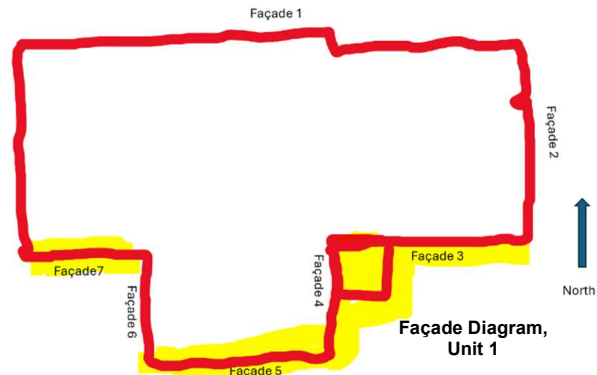
Unit 1 is a 794-square-foot vernacular style structure which shares a common west wall with Unit 2. The unit has a flat roof with parapets, a concrete foundation and stuccoed adobe walls. The south elevation, façades 3 through 7 (see figure 3 below) is the front of the structure, looking into a small courtyard, and holds a bump out (facades 4, 5 and 6) which consists of one wood casement window. In the center of the elevation (facades 3 and 4) is a small portal giving entry to the dwelling through a faux plank door. To the east of the door (facade 3) is a modern wood casement window. The windows on the south elevation terminate with flared wood sills. The east elevation (facade 2) has one opening holding a modern, double-casement window which looks out onto a courtyard. There are two awnings and one fixed window on the north elevation (facade 1). The window assessment indicates that the windows and doors are all non-historic with all replacements during 1991 and 1999.

The Applicant requests:

- 1) A historic status designation of the residential structure at Unit 1; and
- 2) Designation of primary façades, if applicable.

Though the property is no longer associated with the primary structure at 640 Garcia

St., 636 Garcia St., Unit 1, has historic integrity on its own. It is built of adobe and represents how historic buildings in the Downtown and Eastside evolved and were expanded over time to



meet the owners' needs. Staff recommended a contributing status, and primary façade designation for the south elevation (façades 3 through 7) because the windows and doors are inset in the Old Santa Fe Style. Staff excludes façade 6 as part of the recommendation because it is not visible behind the fence. Staff recommended façade 7 be included because it is connected to the primary façade of Unit 2 and the distinction between the two units is not defined on the exterior of the structure.

### **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 Unit 1 be designated as contributing, and that the south façades (façades 3, 5 and 7) and east façade at the entry (façade 4) be designated as the primary façades per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The property is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The property 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 Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. 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.
7. 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."
8. 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.
9. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is a "structure, located in an H district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
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.

11. The Board finds that the south façades (façades 3, 5 and 7) and east façade at the entry (façade 4) are the primary elevations of the structure with the features that define the character of the structure’s architecture. The Board bases this on the adobe construction of the structure, the originality of the structure’s footprint and window openings, and that the windows and doors are inset in the Old Santa Fe Style common with thick-walled adobe buildings.
12. 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 the structure’s historic status.
3. The Board designates the structure as a contributing structure.
4. The Board designates the following elevations as the primary façades: the south façades (façades 3, 5 and 7), and the east façade at the entry (façade 4).

**IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Cecilia Rios  
Chair

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Date

FILED:

\_\_\_\_\_  
Andréa Salazar  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

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

\_\_\_\_\_  
Date