

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

**Case # 2025-10872-HDRB**

**Address** – 836 Don Cubero Ave.

**Agent’s Name** – Daniel Strongwater

**Owner/Applicant’s Name** – Anthony Cao

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

**BACKGROUND**

The single-family residence and detached guesthouse at 836 Don Cubero Ave. are listed as contributing to the Don Gaspar Area Historic District as recorded in two 1995 New Mexico Historic Building Inventory (HBI) surveys and in a previous Historic Design Review Board Staff Report in 2003. There are no records in the Historic Preservation Division (HPD) case files that indicate when these structures received status designation. Most likely the property first received its contributing status in the 1980s during “drive-by” property reviews by then-HPD Staff. Built vernacularly, the house is composed of traditional materials (stucco over adobe) with a flat roof and deep-seated windows and doors.

The Sanborn map of 1930 shows the main house was constructed by that time and the HBI report records the actual date as 1928. The detached guest house was constructed between 1930 and 1936 as illustrated on the Sanborn maps. In 1968, several phases of construction resulted in the enclosure of a rear porch, demolition of another rear porch, addition of a small room, and various portals within the courtyard. Despite these additions, it appears that the core structure remains intact. The attached garage on the south elevation of the main house was constructed sometime after 1968 but the date is uncertain at this time.

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 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: The Staff recommended the historic status of the main structure and detached guesthouse be maintained as contributing, with the east façades designated as primary, as numbered one on the

Proposed Façade Diagram, and the yard wall designated as contributing, 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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
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 “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. 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.
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 main structure, guesthouse, and yard wall meets the definition of “contributing structures.” No evidence was presented at the hearing which justified changing the historic status of the main house and guesthouse from what was previously designated. Most of the additions to the west elevation took place more than 50 years ago and are historic.
11. The Board finds that the east façades are the primary elevations of the main structure and guesthouse with the features that define the character of the structure’s architecture.
12. On the east elevation of the main residence, the Board finds that the windows, portal and the panel in-fill of the garage door are non-historic and are not character-defining elements of the primary façade.
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 maintains the historic status of the main structure as contributing.
4. The Board designates the following elevation of the main structure as the primary façade: east, excluding the non-historic windows, portal and garage in-fill.
5. The Board maintains the historic status of the guesthouse as contributing.
6. The Board designates the following elevation of the guesthouse as the primary façade: east.
7. The Board designates the historic status of the east and north elevation yard walls as contributing.

**IT IS SO ORDERED ON THIS 9<sup>th</sup> DAY of JUNE, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

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

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Date

FILED:

\_\_\_\_\_  
Geralyn Cardenas  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

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

\_\_\_\_\_  
Date