

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

Case # 2024-8945-HDRB

Address – 1292 Lejano Ln.

Agent’s Name – Thomas Hughes

Owner/Applicant’s Name – Catherine Wright and Burr Phillips

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on September 10, 2024.

BACKGROUND

On a sloping site, the Applicant proposes to build a 1,902-square-foot detached accessory dwelling unit to a height of 16’6” where the maximum allowable height is 14’5”. The existing residential structure at 1292 Lejano Ln. is a 3,700-square-foot residence built in 2020 in the Downtown and Eastside Historic District, as approved by the Historic Districts Review Board. See Case # 2019-1553-HDRB. The site has a steep grade and sits at the corner of Lejano Lane and Lorenzo Road. The main house is set back 72 feet from Lejano Lane and 85 feet from Lorenzo Road. The topography has presented challenges for the project Applicants, with approximately 13 feet of elevation change over the footprint of the primary house

The HDRB approved the project application for the existing, main house in a hearing April 28, 2020, after four postponements, from January 28, 2020, to March 10, 2020, to March 24, 2020, to April 14, 2020, and finally to April 28, 2020. In the hearing January 28, 2020, the Board postponed its decision and required the Applicant Mr. Hughes to return with a site plan laid over a topographical survey, and more detailed architectural drawings. On March 10, 2020, the Board approved the application except for four south-facing windows, and required the Applicant to redesign them or request an exception for non-divided-lite windows. The postponements March 24, 2020, and April 14, 2020, were caused by the COVID pandemic. In the final hearing, the Board approved the main house with exceptions to permit non-divided-lite windows on the south elevation.

The ADU the Applicant now proposes to build has 1,430 square feet of heated space and 472 square feet of portals. The elevation change on the site is over two feet, and the board may grant an additional four feet over the maximum permitted height, per Santa Fe City Code (“SFCC”) Section 14-5.2(D)(9)(c)(ii)(F).

a. North Elevation:

- i. Place a 5’ by 9’ fenestration on the eastern end at the entry to the east portal where the main entry doors are located. To the west place a row of five 3’ by 3’ awning windows, and two triple 3’ by 9’ (9’ by 9’ total opening) door panels.
- ii. On the west end, place a portal over the two triple windows. The portal will have a concrete floor with integral color Omaha Tan and sand finish, and the walls and ceiling will be finished with white lime plaster.

- b. West Elevation:
 - i. Place two double 3' by 3' awning windows side by side (3' by 6' total opening).
 - ii. The HVAC condensers will be wall hung.
- c. South Elevation:
 - i. Place a single 3' by 3' awning window.
 - ii. Place four 12" by 8" metal canals with 2' projections and 4' by 4' basins for piping to the pond.
- d. East Elevation:
 - i. Place a single large window opening consisting of four 5' by 9' panels (20' by 9' total opening).
 - ii. A partially enclosed portal will be accessed from the north elevation and has an open area to the north end of the east wall. The portal will have a concrete floor with integral color Omaha Tan and sand finish, and the walls and ceiling will be finished with white lime plaster.
 - iii. Build a 4'6"-high yard wall projecting from the wall to lead to the entrance and screen the walkway.

Finishes:

- e. The residence will be finished in a La Habra "Belle Glade" stucco to match the main residence.
- f. Windows and doors will be black aluminum finish.
- g. Exterior lighting will consist of five 4" recessed can lights on the north portal, eight recessed can lights on the east portal, and a WAC step light at 16" above ground at the entrance to the east portal.

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. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and finds that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
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 Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
7. No exception is required for the height of the structure at 16’6”, where the maximum allowable height is 14’5”. This is a sloping site where the difference in the natural grade along the structure’s foundation exceeds two feet, and per SFCC Section 14-5.2(D)(9)(c)(ii)(F) the Board has the discretion to permit additional height where the excess is not more than four feet above the allowable height of the streetscape.
8. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for new construction on the condition that changes relating to the exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
10. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

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 approves the project, items (a) through (g), as set forth in the application and as recommended by Staff, with the following additional conditions:
 - a. The HVAC condensers shall be screened with coyote fencing and a drawing reflecting this element will be submitted to the Staff for approval.

IT IS SO ORDERED ON THIS 11th DAY of FEBRUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date