

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

Case # 2024-8937-HDRB

Address – 119 Kearny Rd.

Agent’s Name – Craig Hoopes, Hoopes + Associates, Architects Ltd., Co.

Owner/Applicant’s Name – David Snead and Charles Butler

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

BACKGROUND

The single-family residential structure located at 119 Kearny St. is contributing to the Downtown and Eastside Historic District. The 1967 Spanish-Pueblo Revival residence is two stories with a historic footprint of 879 square feet. An enclosed 146-square-foot porch and a 272-square-foot deck were added in the 1980s, bringing the total square footage to 1,297. It has a low yard wall which is also designated as a contributing structure. The Board reviewed its historic status in 2021, designated its historic status as contributing and assigned the east, south and west façades as primary façades, excluding the north-side deck and shed-style roof. The Board also designated the yard wall south of the structure contributing, excluding the portion along the east parking area. See Case # 2020-2852-HDRB.

On September 28, 2021, the Board approved a remodel application to place a 1,296-square-foot addition on the north façade. This increased the footprint of the house from 1,297 square feet (which included both the historic footprint and a 1980s addition) to a total of 2,593 square feet. See Case # 2021-4179-HDRB. The new addition would be set back from the original home and offset from the 1980s addition to break up the massing of the house. Its height was not to exceed the original house, and would be 6 inches shorter than the existing structure. The Board approved an exception for the Applicant to add more than 50 percent of the house’s historic footprint.

The Applicant has made alterations outside of the scope of the 2021 approval from the HDRB, which were found during inspections. Therefore, the Applicant now requests approval of these constructed changes:

1. The addition’s roof was lowered by 12” to maintain the 6” difference between the historic home and the addition. The original house was lower than originally measured.
2. This lowering of the roof resulted in the elimination of a clerestory window on the west elevation.

North Elevation:

3. The approved coyote fence railing has had pilasters added to the design. This railing has been extended to include the north side of the east portal.
4. A sidewalk has been installed at the north end of the property leading from the parking

area to the east yard and north garden area.

5. Exterior stairs have been added at both the north and the west garden areas.
6. Exterior lighting has been added at the doors.

East Elevation:

7. The east elevation design had a staircase leading from the courtyard to the lower yard. This has been removed and the wall has been extended through the area to prevent falls.
8. The compressors that were originally hidden behind the stairs have now been screened with a 5'0"-high coyote fence with varying latillas.
9. In the courtyard on the east and south elevations the doors were installed without the approved divided lites. These doors are stepped in between the addition and original building and have minimal public visibility.
10. East elevation windows have been reglazed.

South Elevation:

11. The doors in the west and south primary facades were replaced. No window and door assessment is available and the doors have been replaced. The historic integrity of the doors can no longer be evaluated.
12. The front steps on the south entry have a second step due to the height of the step down.
13. South-elevation windows were reglazed.
14. South-elevation original single pane door was replaced with a divided-lite door.
15. Exterior lighting has been added at the doors.

West Elevation:

16. The doors in the west primary facades were replaced. The new doors have divided lites. No window and door assessment is available and the doors have been replaced. The historic integrity of the doors can no longer be evaluated.
17. The west elevation had two matching steel-frame windows. Only one remained at the time of the original application. The one to the south had been removed and an air conditioner and half-sized sliding aluminum window had been installed. This window has been restored to the original size with a steel sash window to match the original.
18. Removed plan for window in the middle on the second floor.
19. Pilasters have been added to the approved coyote fence railing, a gutter and downspout were added at the north side of the portal, and true divided-lites were added to the glass doors that were approved without the divided-lites.
20. Fireplace is rounded rather than rectangular.
21. Exterior lighting has been added at the doors and above the exterior stairs by the window on the west elevation.

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 alterations to the approved project appear to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").

2. Historic Preservation Division Staff reviewed the alterations 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 alterations comply 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 SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. 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).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), 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.
8. There is insufficient evidence for the Board to determine whether the doors removed from the south and west primary façades were historic, but the available evidence is that they were not historic.
9. There is insufficient evidence for the Board to determine whether the window removed from the west primary façade was historic, but it was a sliding, aluminum-frame window that was not original to the house and likely was non-historic.
10. 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.
11. The information contained in the Staff Report, and the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria 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 approves Items # 1-21 as set forth in the application, as recommended by Staff.

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