

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

Case # 2024-9128-HDRB

Address – 410 Camino Cabra

Agent’s Name – Gayla Bechtol, AIA

Owner/Applicant’s Name – Stephanie Fine

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 8, 2024.

BACKGROUND

The residence at 410 Camino Cabra is a pre-1948 single-family Spanish-Pueblo Revival style residence listed as non-contributing to the Downtown and Eastside Historic District. The residence is 876 square feet with a pronounced 400-square-foot portal along the south and east elevation which is publicly visible. Based on a 1984 Historic Building Inventory and a review of aerial photographs, the house has changed considerably since 1984. This has involved the replacement of windows, the introduction of doors along the south façade, and the construction of a wrap-around portal. The author of a 2023 Historic Cultural Properties Inventory wrote that the wrap-around portal changed the design of the vernacular building, adding an anachronistic Pueblo Revival element to a small residence that “can’t carry its visual weight.”

The southern elevation had all fenestrations altered in 1989 as part of Case # H-89-124. This approval included the removal of the southern porch, construction of the portal in its current configuration, and the replacement of windows and doors. Stuccoed yard walls define the property’s north and east edges. The northern wall holds a blue entry gate. These walls and gates were approved in HDRB Case # H-04-064 and are not historic. The 1984 HBI identifies the historic significance of this structure as “none,” and lists no distinguishing architectural features. The 2023 HCPI recommended a non-contributing status for this building. The HDRB found the structure, its yard walls and entry gate all to be non-contributing in a status review hearing January 9, 2024. See Case # 2023-7676-HDRB.

The Applicant requests to demolish the residential structure. The Applicant plans to replace the demolished structure with a new residence which is not currently fully designed.

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 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 found that all the demolition criteria have been met, therefore the Staff recommended approval of the application with the condition that archaeological clearance is obtained prior to issue of the demolition permit per SFCC Section 14-3.14(D), as it complies with Section 14-3.14, Demolition of Historic or Landmark Structures.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. 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).
5. Staff determined that the demolition of this structure has the potential to jeopardize its contributing status, contrary to SFCC Section 14-5.2(D)(1), and that approval of the demolition request would therefore require an exception according to SFCC Section 14-5.2(C)(5)(b).
6. Under SFCC Sections 14-2.6(C), 14-3.14 and 14-5.2(C)(3)(a), the Board has authority to review and approve or deny all applications for new construction and exterior alteration and demolition of structures in the historic districts in accordance with the standards set forth in SFCC Chapter 14.
7. Staff provided to the Board information on a structure under consideration for demolition, pursuant to SFCC Section 14-3.14(C).
8. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a historic district, the Board must consider whether the structure is of historical importance, whether the structure is an essential part of a unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure, and the state of repair and structural stability of the structure.
9. The Board finds:
 - a. Pursuant to SFCC Section 14-3.14(G)(1)(a) that the structure is not of historical significance, as there is no evidence it has ever had a status other than non-contributing and it has been substantially altered from its original configuration;
 - b. Pursuant to SFCC Section 14-3.14(G)(1)(b), that the structure is not an essential part of a unique street section or block front, as it has a low profile and is set back from the street behind a retaining wall and yard wall; and this street section or block front will be reestablished by a new structure;
 - c. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds that the building has inadequate structural stability, was not built in conformance with current building codes, is on an unreinforced concrete slab without rebar, and the roof facia and electric, plumbing and mechanical systems are in poor condition.
10. Based on the Staff Report and the exhibits, information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
11. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant has demonstrated that all of the demolition 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:

Finding of Fact and Conclusions of Law – Demolition

Case # 2024-9128-HDRB

1. The Board has the authority to review and approve the application.
2. The Board approves the application to demolish.

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 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