

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

Case # 2024-9129-HDRB

Address – 544 Canyon Rd.

Agent’s Name – Jon Dick, AIA, Archaeo Architects

Owner/Applicant’s Name – Jeff Serra and Kirsten Tollefson

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

BACKGROUND

The single-family residence at 544 Canyon Rd. is listed as contributing to the Downtown and Eastside Historic District. The property is located on a 0.5-acre lot and comprises of the main residence, garage and guest house. The main residence was originally constructed in the mid-1930s in an L-shaped Spanish Pueblo Revival architectural design style as seen by the flat roof, rounded parapets, adobe block and wooden viga construction material, and the recessed divided lite doors and windows. The original historic footprint of the main residence is 3,109-square-feet. The proposed addition will not attach to a primary façade, and will be set back 10 feet from the south primary façade.

The property has undergone several alterations. The HDRB has reviewed and approved the renovations and remodel of the existing garage into a guest house and an addition to the two-story bedroom; renovations of the main residence and guest house which included replacement of the vehicular gate, construction of new yard wall; and an addition to the guest house with new doors and windows. Recently, there have been additions to the main residence and the garage.

Previous HDRB cases include Case # H-93-007: remodel of existing detached garage for use as a guest house, and add partial second story. The HDRB rejected the proposal, but the Governing Body overturned the HDRB’s decision and approved the project May 12, 1993; Case # H-12-31-A: guest house downgraded from contributing to non-contributing April 24, 2012; Case # H-12-31-B: guest house remodel including a 108-square-foot addition and window and door replacements approved May 8, 2012; Case # H-12-31: replacement of vehicle gate and construction of 4’-high yard wall approved March 26, 2013, and exception approved to replace historic material; Case # H-18-2: 202-square-foot addition on residence and 708-square-foot addition on non-historic garage approved January 9, 2018, and exception approved to place addition less than 10’ from a primary façade; Case # 2024-8515-HDRB: status of the primary structure maintained as contributing with parts of the north and south façades designated primary, and guest house, garage and yard wall maintained as non-contributing in hearing July 23, 2024.

At this hearing, the Applicant requests Board approval of the following items:

- 1) Construct a 118-square-foot addition to a height of 10’5½” on the southwest side of the main residence.

- 2) Construct a 3' x 6'8" exterior white aluminum-clad wood door on the south wall of the addition.
- 3) Construct a brick patio with steps.

The maximum allowable height at this location is 15'8", and all proposed project elements are within this allowable height. The addition will attach to the westernmost massing of the south elevation, which is not part of the south primary façade.

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 found that the application complied 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. 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.
9. The information contained in the Staff Report, and 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 # 1-3 as set forth in the application, as recommended by Staff.

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