

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

Case # 2024-9207-HDRB

Address – 710 Canyon Rd.

Agent’s Name – Conron & Woods Architects

Owner/Applicant’s Name – Anna Marie Hamilton

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 22, 2024.

BACKGROUND

This property in the Downtown and Eastside Historic District, which has had both commercial and residential uses, includes two structures. The street-facing building, with contributing status, built before 1912, has frontage on Canyon Road. The back building at 710-A Canyon Rd., added in 1988, is non-contributing due to its modernity. The original part of the front building is a square structure with thick adobe walls and a pitched terneplate metal roof. The north elevation (façade 1) has a gabled roof with craftsman influence, including unpainted patterned shingles, knee braces, and grouped narrow wood windows in the attic. The ground level has thick adobe walls with few openings containing a pedimented door and windows and an inset porch lined with stout, square posts.

The east elevation (façade 2) faces the gravel driveway and holds one window, and the wall is supported by a raised concrete foundation. The south-facing upper level (façade 3) maintains the feel of the craftsman design but without the shingled siding. There are paired single-lite windows at the center of the gable. The south elevation ground level features a long narrow wing addition at the southwest corner. According to the 2024 Historic Cultural Properties Inventory, this wing was added between 1966 and 1973. It has a flat roof and a single glazed door near the south end, opening to the east. A portal traces the edge of the addition and continues along the east side of the wing. The owner believes the portal most likely was constructed as part of the 1987 approval, however, the case file is not available for confirmation. The west elevation (façade 6) is simple, housing a single window.

The long narrow wing (façades 4 and 5) is a mix of adobe and concrete masonry with recent windows and a door. The 1966 aerial shows the wing composed of three separately roofed structures. The 1973 aerial shows the three structures under a unified roof. The rear wing has been modified in recent decades. Doors and architectural details have been removed.

The Applicant requests the following:

- 1) Confirmation of the status of the front, street-facing building.
- 2) Designation of primary façades.

The Staff recommends a finding that the craftsman influence of unpainted patterned shingles, narrow wood windows, knee braces, pediments, terneplate roof and thick adobe walls

are architectural elements worthy of preservation, and that the north elevation, or façade 1, be designated as primary for this contributing structure.

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: Staff recommended the historic status of the structure be maintained as contributing and the north façade (façade 1) be designated as primary due to the craftsman influence of patterned shingles, narrow wood windows, knee braces, pediments, a terneplate roof and thick adobe walls, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
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 Downtown and Eastside Historic District and is subject to the specific district design standards set forth in SFCC Section 14-5.2(E).
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 “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
9. 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.”
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 historic, street-facing structure meets the definition of a “contributing structure,” as recommended by the Staff.
11. The Board finds that the north façade (façade 1) is the elevation of the structure with the features that define the character of the structure’s architecture. These features include

the patterned shingles, narrow wood windows, knee braces, pediments, terneplate roof and thick adobe walls.

12. 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 the building’s historic status.
3. The Board maintains the historic status of the front, street-facing structure as contributing.
4. The Board designates the following elevation of the front, street facing structure as the primary façade: the north façade (façade 1).

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