

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

**Case # 2024-9208-HDRB**

**Address** – 505 Apodaca Hill

**Agent’s Name** – Galen P. Briggs

**Owner/Applicant’s Name** – Galen P. Briggs

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

**BACKGROUND**

The single-family residence at 505 Apodaca Hill is listed as non-contributing to the Downtown and Eastside Historic District. The main residence, with 1,944 square feet of roofed area, was constructed in the late 1940s on a 0.43-acre lot. In 1977, a 525-square-foot guest house was built on the southeast section of the property. In 2022, a 1,375-square-foot garage was constructed on the southwest section of the property. See Case # 2022-4743-HDRB. The main residence, guest house, and garage are designed in the Santa Fe Pueblo Revival style, with flat roofs, high rounded parapets, wooden viga elements, and recessed doors and windows. The property has undergone significant additions and remodeling, and the Historic Preservation Staff believes the Applicant’s proposed remodel of the portals and conversion of the window to a French door will not adversely impact the streetscape or historic district.

Previous HDRB cases include: In a status review October 22, 2013, Case # H-13-092, the HDRB maintained the historic status of the main residence as non-contributing, and approved a 350-square-foot addition with a 400-square-foot western façade portal, new windows, elevation of the parapets to 18”, re-stucco and new coyote fence. Remodel of the guest house and construction of a bracketed eyebrow over the entry door on the north elevation was approved July 22, 2014, in Case # H-14-057. October 14, 2014, the HDRB approved an amendment to the July 22 approval, to build a 176-square-foot portal on the north elevation instead of the eyebrow, with square posts, an exposed header and a standing-seam shed roof.

In this case, the Applicant requests Board approval of the following items:

- 1) Construct a 136-square-foot portal to a height of 10’4” on the eastern façade of the main residence.
- 2) Construct a 100-square-foot portal to a height of 10’4” on the western façade of the main residence.
- 3) Construct a 210-square-foot portal to a height of 11’2” on the western façade of the guest house.
- 4) Replace window with a French door on the western façade of the main residence.

**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 a finding 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. 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.
8. 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 # 1-4 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