

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

**Case # 2024-9376-HDRB**

**Address** – 907 Don Miguel Place

**Agent’s Name** – Jeffrey Seres

**Owner/Applicant’s Name** – Sarah Kennington and Steve Bardwell

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on November 26, 2024.

**BACKGROUND**

The single-family residence at 907 Don Miguel Place is listed as contributing to the Downtown and Eastside Historic District. The main residential structure was constructed in 1949 totaling 640-square-foot of roofed area on a 0.13-acre lot. The structure was built in the quintessential Santa Fe Pueblo Vernacular design style as seen by the adobe and cinder block construction materials, low flat roof, and recessed divided-lite wood casement windows and doors. The property is described in a New Mexico Historic Building Inventories (HBI) completed in 1983 and 1992, and a Historic Cultural Property Inventory (HCPI) form in 2006. Given the minimal alterations on the main structure, the Staff recommended the status should be maintained as contributing with the west façade designated as primary, excluding the portal or any non-historic materials. On November 14, 2006, in Case # H-06-102, the HDRB upgraded the historic status of the main residential building to contributing.

There is a non-historic woodshed located on the north end of the property. It appears to be wood frame and plywood board construction materials. The 1983 HBI form identifies a metal shed on the property, but that structure no longer exists. The woodshed does not meet the 50-year threshold, nor does it contribute to the Downtown and Eastside Historic District, and it should be given a non-contributing status.

At this hearing, the Applicant requested the Board to review the structure’s historic status and designate primary façades, if applicable.

**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: The Staff recommended the historic status of the main residential structure be maintained as contributing, designate

the west façade on the main structure (identified as number four in the façade diagram) as primary, excluding the portal or any non-historic materials, and the wooden shed as non-contributing, per SFCC Sections 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 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 main residential structure meets the definition of a “contributing structure,” as recommended by the Staff.
11. 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 shed meets the definition of “non-contributing structure,” as recommended by the Staff.
12. The Board finds that the west façade (façade # 4) is the primary elevation of the structure with the features that define the character of the structure’s architecture.
13. 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 historic status.

3. The Board maintains the historic status of the main residential structure as contributing.
4. The Board designates the shed as a non-contributing structure.
5. The Board designates the following elevation of the main residential structure as the primary façades: west façade.

**IT IS SO ORDERED ON THIS 25<sup>th</sup> DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

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Cecilia Rios  
Chair

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Date

FILED:

\_\_\_\_\_  
Andréa Salazar  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date