

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

Case # 2024-9378-HDRB

Address – 835 E. Alameda St.

Agent’s Name – John A. Padilla, Architect

Owner/Applicant’s Name – Carole Peet

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

BACKGROUND

The one-story, single-family residence at 835 E. Alameda St. is listed as non-contributing to the Downtown and Eastside Historic District. The residence is 1,800 square feet in a Spanish Pueblo style with a flat parapet around the perimeter. According to a 1985 Historic Building Inventory, the residence was constructed between 1934 and 1944. The windows were replaced, although no other case documents confirm this. The HBI describes the historic significance of the building as “none.” In 1997, Case # H-96-157 the HDRB approved window, door and roof replacement, skylight installation and replacement of iron-grilled portal supports with wood columns. The property is bounded along the west, street-facing side by a rock wall of varying heights, not exceeding four feet. The wall is shown in a photo in the 1985 HBI, but the author did not describe it as an architectural feature, and comparing the 1985 photo to the wall now, it has been lowered at the southwest corner.

In 2001, Case # H-01-112, the HDRB approved construction of a 274-square-foot two-story additional dwelling unit on the north elevation, with one floor at grade and the other below grade. In that case the HDRB also conditionally approved elevation of the yard wall to a height of 5’7” and other modifications to the house structure. However it appears that none of these approved changes were ever constructed.

The Applicant now proposes the following exterior alterations:

- 1) Demolition of the existing trellis structure on the north side of the residence.
- 2) Construction of a 284-square-foot sunroom to the maximum allowable height of 13’3”.
- 3) (At the hearing, the owner and agent withdrew this element of the project.)
- 4) Existing ground-mounted mini-split condenser will be removed, relocated to the roof and screened.
- 5) The sunroom will have French doors flanked by light fixtures to match the existing south front portal and the west yard wall fixtures.

The addition, which is set in from the side walls of the residence by at least 5 feet on either side, will be in a Santa Fe style finished with stucco to match the existing residence. The modification is within the maximum height for this streetscape. The Applicant described the street-facing side of the residence as south, and the side away from the street with minimal

public visibility as north. Alameda Street runs generally east and west, although it curves to the south at this stretch, with the result that a house facing the street would be south-facing at most other locations on Alameda Street, but at this location faces west.

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: The Staff recommended approval of the proposed project and found that the application complies with SFCC Section 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 exhibits, and the 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, 2, 4 and 5 as set forth in the application, as recommended by Staff. (The Applicant withdrew Item # 3.)

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