

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

Case # 2023-7675-HDRB

Address – 918-D Acequia Madre

Agent’s Name – Martinez Architecture Studio, PC

Owner/Applicant’s Name – Chris Richter and Todd Davis

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

BACKGROUND

The single-family residence at 918-D Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. The Pueblo-Revival-style pink adobe house is 1,387 square feet and likely was constructed in the late 1930s. Based on aerial photographs, it took its current footprint by at least 1957.

On November 14, 2023, in Case # 2023-007314-HDRB, the Board maintained the contributing status of this building and designated the longest, northernmost 34 feet of the eastern façade as its primary elevation, including two historic windows and a non-historic door, but excluding the roof overhang. This is consistent with the 2023 Historic Cultural Properties Inventory, which indicates that this may be the oldest portion of the house.

The Applicant now proposes the following exterior alterations:

- 1) Construct a 310-square-foot addition to a height of 10’1” on the north elevation. This will be set back 13 feet from the primary east façade.
- 2) Install a new front door with sidelights with an overhang on the north elevation.
- 3) Construct a 343-square-foot carport addition to replace the storage room (148 square feet) on the south elevation.
- 4) Replace windows in the new garage and the kitchen on the south elevation.
- 5) Replace the door to the utility room with a window on the east elevation.
- 6) The east elevation overhang will be replaced with a parapet.
- 7) Construct a 37-square-foot portal connecting the garage with the house. The portal is set back 10’ from the east primary façade.
- 8) Construct an overhang with corbels over the new entry door on the east elevation.
- 9) Construct an approximately 16-square-foot eyebrow overhang over the east-facing garage door.
- 10) Construct a 25-square-foot addition on the west elevation.
- 11) Install a new window in the bathroom on the west elevation.
- 12) Install a new window in the west elevation addition.
- 13) Construct an 82-square-foot portal addition with a new sliding glass door on the west elevation.
- 14) Construct 5’6” high yard walls with pedestrian gates on the west of the property.

- 15) Install ground-mounted HVAC on the west elevation. The HVAC will be screened and will not be publicly visible.
- 16) Relocate and redesign with an increase in size the 6-foot-high coyote-fence trash enclosure and install a double gate. The enclosure will remain on the south side of the residence.
- 17) Stucco house in El Rey Buckskin cementitious stucco.
- 18) Replace all the windows and exterior doors not located on primary facades. The new windows and exterior doors will be Kolbe Heritage Series, divided panes and will be in Taos Blue.
- 19) Enclose on the interior only the door on the East elevation. The door will remain on the exterior primary façade but will not be a functional door. This is intended to keep the historic design while changing access to the structure.

The additions will be a total of 677 square feet, which is 49 percent of the existing residence. No changes are requested to the east 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 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 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. The Staff has determined that no exceptions are required for approval of this application, as the additions do not attach to the primary façade, additions are set back 10 feet or more from the primary façade, and the project will not cause the structure to lose its contributing historic status.
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. 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 # 1-19 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 8th DAY of APRIL, 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