

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

Case # 2024-9377-HDRB

Address – 449 Camino Monte Vista

Agent’s Name – Lorn Tryk Architects, P.C.

Owner/Applicant’s Name – Joseph and Mary Clark Joint Trust

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on December 10, 2024.

BACKGROUND

The property at 449 Camino Monte Vista is a vacant lot in the Downtown and Eastside Historic District. The lot previously held a single-family residence built between 1949 and 1953 in the Spanish-Pueblo Revival style. The structure was listed as non-contributing to the Downtown & Eastside Historic District. On April 28, 2015, in Case # H-11-081, the HDRB approved demolition of the non-contributing structure and approved new construction of a 1,568-square-foot residential structure to the maximum allowable height of 18’0”, granting an exception for a pitched roof. Although the previous non-contributing structure was demolished, the residential structure approved was not constructed.

At this hearing, the Applicant requests Board approval of the following items:

- 1) Construct a 4,695-square-foot single-family residence to a maximum height of 17’10” where the maximum allowable height is 18’0”;
- 2) Construct a 1,111-square-foot casita to a height of 14’0”;
- 3) Construct a 435-square-foot accessory structure (guest bedroom) to a height of 13’3”;
- 4) Construct a 342-square-foot accessory structure (exercise studio) to a height of 17’9”;
- 5) Construct an 877-square-foot garage to a height of 13’10”;
- 6) Construct a 107-square-foot pergola to a height of 10’;
- 7) Construct 5’ to 6’-high yard and retaining walls;
- 8) Install exterior lighting; and
- 9) Install an HVAC ground-mounted unit with a yard-wall screening at a height of 4’.

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 Case # 2024-9377-HDRB subject to the condition that the Applicant construct the structures with red brick coping, which is recognized as a character-defining feature for Territorial design style. With this condition Staff found that the application complied with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and 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. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The Board finds that red brick coping is a character-defining feature for Territorial design style structures in the Downtown and Eastside Historic District.
9. 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.
10. 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, subject to the conditions imposed by the HDRB, as described below.

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 # 1-9 as set forth in the application, as recommended by the Staff, with the following additional condition:
 - a. The Applicant shall place red brick coping on the structures.

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