

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

**Case # 2024-9479-HDRB**

**Address** – 710 Canyon Rd.

**Agent’s Name** – Henry Avila, Conron & Woods Architects

**Owner/Applicant’s Name** – Anna Marie Hamilton

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

**BACKGROUND**

The commercial property at 710 Canyon Rd. includes two structures. The front building, facing the street, was constructed before 1912 and has a contributing status to the Downtown and Eastside Historic District. The back building was built in 1988 and is non-contributing due to its modernity.

The front structure has thick adobe walls and a pitched, brown terneplate metal roof. The original footprint of the front structure was square. The south-elevation ground level features an addition which according to the 2024 Historic Cultural Properties Inventory was constructed between 1966 and 1973. The addition is constructed with a flat roof and frame with a single glazed door opening near the west end. The southwest corner has a long, narrow 1973 addition. A portal traces the south edge of the earlier addition and continues along the east side of the southwest wing. The owner believes the portal most likely was constructed as part of the 1987 approval, however, the case file is not available for confirmation.

In a hearing October 22, 2024, the HDRB affirmed the contributing status of the front, street-facing structure, and assigned the north elevation as the primary façade due to the craftsman influence of unpainted, patterned shingles, narrow wood windows, knee braces, pediments, terneplate roof, and thick adobe walls. See Case # 2024-9207-HDRB.

The Applicant now proposes the following exterior alterations:

1. Replace 3,475 square feet of existing terneplate, crimped-metal roofing with a standing-seam roof in reddish-brown color. An exception is requested to SFCC Section 14-5.2(D)(6) to replace the roof with a material that is not in-kind.
2. Demolish approximately 323 square feet of the south portal. The western portion of the portal will remain. The demolished portion will not be reconstructed, but will be removed to protect the building from damage from a significant tree and to save the tree.
3. Relocate the door of the south façade to the west so that it will be under the remaining portion of the portal.
4. Replace the concrete flooring throughout the portal area (both the remaining portal and the removed portal section) with flagstone (fossil creek) flooring.
5. Raise approximately 62 linear feet of the south parapet to a height of 24” above the roof

- to conceal skylights.
6. Replace the 1,755 square feet of the existing flat roof of the building and remaining portal; remove the flat roof down to the decking to remove damaged decking and replace with tan TPO roofing system.
  7. Existing canales on the south and east of the structure will be replaced with new wood, metal-lined canales or scuppers, painted to match the Buckskin-color stucco.
  8. Replace white-dome skylights in the southwest wing with one 24" x 24" and two 24" x 48" white dome with aluminum frames on 8" curbs to match the existing. The tops of the skylights will be approximately 18" above finished roof and will not be publicly visible.
  9. Replace six 24" x 48" white dome skylights with aluminum frame skylights on the southern addition of the main building with three 36" x 120" pyramid skylights with white glazing and aluminum frame on a 12" curb. The tops of the skylights will be approximately 20" above the finished roof at the rear of the building and will not be publicly visible.
  10. Re-Stucco with El Rey cementitious Buckskin color to match the existing stucco.
  11. Paint the portal, exterior door and trim, in Sherwin Williams Puro White.

### **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 a finding that the exception criteria had not been met and recommended denial of the exception to replace the roof with materials not in-kind. Otherwise, Staff recommended approval of the Applicant's requested items 2-11 as they comply 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 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. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), 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.

8. SFCC Section 14-5.2(D)(6) requires the replacement of roofs to be with in-kind materials.
9. The Applicant proposes to replace the crimped terneplate roof with a standing-seam metal roof. The Staff determined that an exception to SFCC Section 14-5.2(D)(6) would be required for approval of the application, and the Applicant requested an exception.
10. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
11. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds that the Applicant has conclusively demonstrated that all exception criteria have been met:
  - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district, because there are several pitched roofs on Canyon Road that have standing-seam material, and the red-brown color is similar to the existing roof;
  - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare, because the original roofing material is no longer available, the existing roof is deteriorating and the roof decking is damaged; and
  - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts, because the standing-seam roof is consistent with the current style and a new roof is required to prevent deterioration of this contributing structure.
12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
13. 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.
14. 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.
15. 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 Item # 1 with the following additional condition:
  - a. The roof color shall be as closely matched to the existing as possible.
3. The Board grants the exception requested in the application with respect to Item # 1.

4. The Board approves Items # 2-11 as set forth in the application, as recommended by Staff.

**IT IS SO ORDERED ON THIS 13th DAY of MAY, 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

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Date

APPROVED AS TO FORM:

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

\_\_\_\_\_  
Date