

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

Case # 2024-9612-HDRB

Address – 1126 Camino Delora

Agent’s Name – Marc Naktin

Owner/Applicant’s Name – Gary Shockley

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on January 14, 2025.

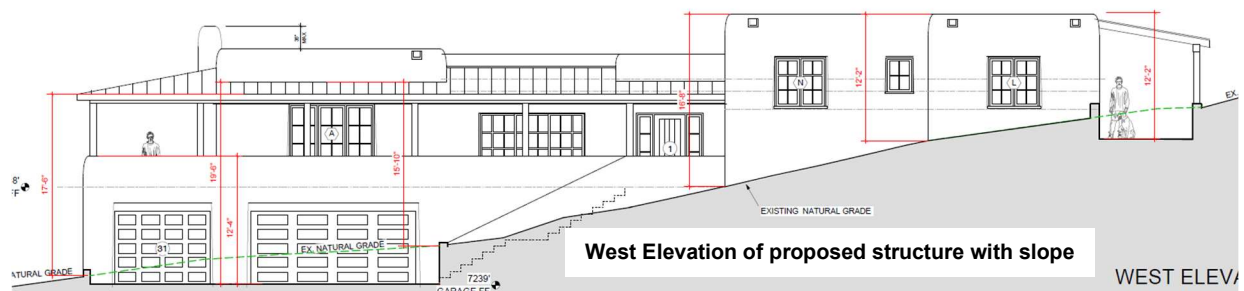
BACKGROUND

The vacant lot at 1126 Camino Delora, Tract B-3, is located at the end of a private drive off Camino Delora near the intersection with Camino San Acacio in the Downtown and Eastside Historic District. The property slopes down from the south to the north with a grade change of approximately 20 feet from the front to the rear of the structure. The site is located in the Foothills Subdistrict of the Escarpment Overlay Districts, which also regulates the height and design of buildings. See Santa Fe City Code (“SFCC”) Chapter 14-5.6. The Applicant has preliminary approval from the Escarpment Review Team for the proposed project.

The Applicant proposes the following new construction:

Construct a 3,800-square-foot, single-family detached residence in a Spanish Pueblo Revival style to a height of 19’10” from the grade, where the maximum allowable height is 16’2”. The height of the structure at the top of the slope is 12’2” from the grade there. The additional 3’8” in height, which will be at the lowest point on the slope, is requested per SFCC Section 14-5.2(D)(9)(c)(ii)(F). Under this subsection the Board may increase the allowable height by four (4) feet at its discretion without the need for an exception, where the proposed building or addition is located on a sloping site where the difference in the natural grade along the structure’s foundation exceeds two (2) feet.

SFCC Section 14-5.2(D)(9)(c)(ii)(F) reads: “The board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure’s foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street.”



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 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 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.
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 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 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.
9. 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 the project as described in the application, with the following additional conditions:
 - a. The corners of the structure shall be bullnosed; and
 - b. The windows shall be inset four inches (4”).

IT IS SO ORDERED ON THIS 27th DAY of MAY, 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