

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

**Case # 2024-8779-HDRB**

**Address** – 428 San Antonio St.

**Agent’s Name** – Daniel Lujan, Architectural Alliance, LLC

**Owner/Applicant’s Name** – Andrew and Mary Harris

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

**BACKGROUND**

The single-family residence at 428 San Antonio St. in the Downtown and Eastside Historic District is listed as having a significant historic status. The garage/guesthouse at 428-A San Antonio St. has a contributing status, with the east façade designated as primary. The structures are also listed as part of the Camino del Monte Sol National Historic District. The main residential structure and the garage were built in the mid-1920s in the Territorial Revival style as seen by the adobe-block and wood-frame construction materials, brick coping, wood-frame double-hung windows, and white picket fence.

Previous Historic Districts Review Board cases include:

- March 13, 2012, in Case # H-12-14-A, the HDRB designated the garage as contributing with the east façade designated as primary.
- July 10, 2012, Case # H-12-15-A, the HDRB approved with conditions a remodel to the house with addition of a 200-square-foot portal, the addition of doors and windows, the installation of photovoltaic rooftop equipment, and the construction of a 5’-high stucco yard wall.
- July 10, 2012, Case # H-12-14-B, the HDRB approved with conditions a 10’5”-high, 456-square-foot addition to the garage, which included two pergolas and the installation of photovoltaic rooftop equipment.
- August 14, 2012, Case # H-12-15-B, the HDRB approved replacement of a historic door entry along the primary elevation of the house.
- On October 10, 2024, Case No. 2024-9271-ADMIN, the Staff approved a previously approved plan from 2012 to complete work on both structures, which included the addition of windows, doors and wood trim, re-roof and re-stucco.

At the hearing January 14, 2025, the Applicant requested Board approval of the following items:

- 1) Construct a 300-square-foot free-standing garage to a height of 12’6”. The garage will have parapets with brick coping to match the existing residence.
- 2) Construct a 131-square-foot portal on the west elevation of the new garage to a height of 9’6”. The portal will have a flat, low-sloped roof to match other portals on the property.
- 3) Construct a CMU and stucco wall with wooden gate between the garage and main house

to height of 5 feet, with a 6-inch offset from the main structure.

- 4) Construct CMU and stucco wall on the south elevation of the garage to a height of 5 feet.

No part of this new structure or new yard walls will attach to existing structures on the property. The garage will have a 9-foot-wide, 8-foot-tall insulated metal garage door facing east with wood siding and two windows. The frame-and-panel style of the garage door will be like the guesthouse carriage doors. The north elevation will have a window with divisions and wood trim like the main house. The west elevation we will have a full-lite French door with divisions to match the main house. Stucco color, El Rey # 106 Buckskin, will match the existing stucco. All wood trim will be painted white to match the existing wood trim.

### **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 recommended a finding that the application complied 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 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. 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.
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 # 1-4 as set forth in the application, as recommended by the Staff, with the following additional conditions:
  - a. The colors and finishes shall match that of the existing residence, such as the stucco color, trim color, door design and radius of the corners; and
  - b. The stucco wall between the new garage and house shall include brick coping consistent with the other stuccoed walls on the property to within the 5-foot maximum height.

**IT IS SO ORDERED ON THIS 27<sup>th</sup> 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

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

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

\_\_\_\_\_  
Date