

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

Case # 2024-9615-HDRB

Address – 715 Gregory Ln.

Agent's Name – Christopher Purvis, Architect

Owner/Applicant's Name – Karen Teutsch

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

BACKGROUND

The single-family residence at 715 Gregory Ln., built in 2017, is listed as non-contributing to the Don Gaspar Area Historic District due to its modernity. It is a 2,915-square-foot Territorial Revival style main residence with garage, approved September 26, 2016, under Case # H-16-069.

The Applicant now proposes the following exterior alterations:

- 1) Construct a 215-square-foot addition to the garage at a height of 12 feet where the maximum allowable is 16’1”.
 - a. The existing garage is 12 feet in height and the addition will be the same height. The stucco will match the existing El Rey Buckskin color, the new windows and doors will be white with a 3-lite door in taupe, and there will be two skylights. The interior will be remodeled to include a bedroom, bathroom, office space and a single-vehicle garage.
 - b. Install a ground-mounted compressor on the east side of the garage.
 - c. Construct a 42” high coyote fence to screen the HVAC compressor on the northeast corner of the garage.

- 2) Construct a 475-square-foot free-standing casita to a height of 11’8” where the maximum allowable is 16’1”.
 - a. The casita will be stuccoed with El Rey cementitious Buckskin color, the parapet will be territorial in detail with Endicott Ironspot brick, and the windows will be wood true-divided-lite aluminum-clad in white. There will be a small portal on the north side painted white with Territorial dental details, a skylight in the entryway, and a wall sconce at each exterior door.
 - b. Install a ground-mounted compressor on the south side of the casita.
 - c. Construct a 42”-high coyote fence to screen the HVAC compressor on the south of the casita, inside the existing coyote fence.

- 3) Construct a coyote fence with pedestrian gate to a height of 5’10” on the northeast corner of the casita running east to connect with the main residence.

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 found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(H), Don Gaspar Area 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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
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 Items # 1-3 as set forth in the application, as recommended by Staff, with the following additional condition:
 - a. The height of the casita shall not exceed 11’8”, as set forth in the application.

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