

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

Case # 2024-9616-HDRB

Address – 1302 Canyon Rd.

Agent’s Name – Christopher Purvis, Architect

Owner/Applicant’s Name – Walter Richard Schmeal

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

BACKGROUND

The single-family residence at 1302 Canyon Rd. is listed as non-contributing to the Downtown and Eastside Historic District. The 4,527-square-foot structure reflects the Spanish-Pueblo Revival style with its divided-lite windows, portals with vigas and metal roofs on the south and north elevations, and parapeted portals on the south and east elevations. According to the Applicant, the residence was designed and constructed by the original owner, John Midyette, in 1965, a guest house was added as an attachment to the east elevation in 1977, and an addition was made to the west elevation in 1990 with a reworking of the front entry in 2000. There are no documents on file in the Historic Preservation Division to corroborate this information, but comparing the 1992 aerial photo to the current floor plan, it does show that some alterations have occurred since 1992, especially at the front entry or circular portion of the structure.

The Applicant proposes the following exterior alterations:

1. Construct a 170-square-foot bedroom addition to the guest house to a height of 12 feet.
 - a. The guest house will be stuccoed El Rey cementitious Buckskin color and have wood true-divided-lite aluminum-clad windows in white, and a skylight. Exterior lighting will consist of sconces on either side of each door. The addition will match the existing style of the residence.
2. Construct a 600-square-foot free-standing garage to a height of 12’8”.
 - a. The stucco will match the residence’s El Rey Buckskin.
 - b. The garage doors will be wood clad in diagonal panels, stained warm brown and there will be a small eave on the east side for drainage.
 - c. The proposed garage will mimic the Spanish-Pueblo style of the residence.
3. Construct a 400-square-foot addition on the south side to facilitate the connection from the guest house to the main house in the location of the existing pergola.
4. Install a compressor on the east side of the garage behind the existing coyote fence

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 the proposed project and found that the application complies with SFCC Section 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 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. 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.
 8. The information contained in the Staff Report, and the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met.

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.

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