

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

Case # 2024-8623-HDRB

Address – 918 Acequia Madre, Unit H

Agent’s Name – Martinez Architecture Studio, P.C.

Owner/Applicant’s Name – Cole Martelli and David Muck

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 23, 2024.

BACKGROUND

The single-family residence currently under construction on a previously vacant lot at 918 Acequia Madre, Unit H, is in the Downtown and Eastside Historic District. The 3,874-square-foot, single-family residence in the Spanish Pueblo style with white painted Territorial style wood beams and posts at the portals was approved by the Historic Districts Review Board on July 27, 2021. See Case # 2021-3901-HDRB.

The height of the structure was proposed at the maximum allowable height of 15’0”. The windows are dark bronze, metal clad with simulated divided lites. The east elevation windows under the portal have wooden shutters. Stucco color is El Rey “Buckskin.” The project features white picket fencing 4’0” tall along segments of the north and south elevations. Retaining walls were necessary to retain the hill at the back (west) and east sides of the house. The backyard retaining wall was designed as stacked stone and includes a planting strip. The stuccoed retaining wall was proposed at 6’0” tall. There is also a low stacked-stone retaining wall at the street. No rooftop appurtenances taller than the parapets were proposed. Ground mounted HVAC were proposed to be behind walls and not publicly visible. All gates were to be wood, painted white to match the woodwork on the house.

The Applicant made changes to the design during construction, and requests HDRB approval for these modifications to the previously approved design:

House Alterations:

1. The house was lowered by 2’0” to better fit the site.
2. Increased the garage by 40 square feet (2’0” x 20’0”).
3. Increased the sunroom by 15 square feet (1’0” x 15’0”) and the doors have been made wider.
4. Increase the entry portal by 13 square feet (0’6” x 25’0”).
5. Canale locations have been added.
6. Exterior lighting has been added.

North Elevation

7. The picket fence for the A/C condensing unit screening has been redesigned.

8. The mechanical room door has been changed from a flush panel door to a white 2-panel door.
9. Coyote fencing has been added to the top of the retaining walls.
10. Brick covered stairs were added to get down to the lowered area of the lot.
11. Handrails are provided at those stairs.
12. The window on the south elevation of the kitchen was moved to the north side of the kitchen.

East Elevation

13. Added trim to windows “C” & “A”.
14. Exterior light fixture locations are now shown on elevation drawings.
15. Changed divisions of window “S” from 2 over 4 to 3 over 5.
16. The picket fencing screen design has been changed.
17. The garage door paneling design has been changed slightly.
18. The gate on the left side of the elevation has been changed from a plank gate to a (4) panel gate to match the garage door panel design.

South Elevation

19. Parapet over the mechanical room was raised on the south and west side to hide the vents.
20. The screen fence around the A/C condensing unit has been redesigned.
21. The window in the kitchen has been moved to the north wall of the kitchen.

West Elevation

22. The trim around the door under the portal has been eliminated.
23. The divisions on window “R” have been changed from 2 over 4 to 2 over 5.
24. Brick stairs have been added in front of the portal and to the south of the garage to get down to the lower level of the property.
25. The sunroom windows were made taller, and the panels underneath have been eliminated and replaced with stucco.
26. Windows “L” and “N” have been lowered by 8”.
27. The windows on the west elevation of the kitchen were moved to the center of the wall and a third window was added.

Site Alterations

28. The retaining walls were reconfigured on the west and north elevations to adapt to the lowering of the house.
29. Stacked-stone planters were added to break up the height of the house as well as provide a barrier for fall protection at walls higher than 30” above grade on one side.
30. The stacked-stone retaining walls have been changed to stuccoed retaining walls.
31. Brick covered stairs were added to get down to the lowered area of the lot in (2) locations.
32. Handrails are provided at the added stairs.
33. 4’0”-5’0” coyote fencing has been added to the top of the retaining walls to provide privacy.

34. A 6'0" high retaining wall was added at the south lot line going north 27' to hold back the existing grade as well as provide guest parking.
35. Tiered stacked stone planters were added directly across the entry portal up against the neighboring yard wall.

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 finds 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 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 exhibits, and the 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 # 1-35 as set forth in the application, as recommended by Staff.

**IT IS SO ORDERED ON THIS 26th DAY of NOVEMBER, 2024, BY THE
HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Cecilia Rios, Chair

Date

FILED:

Andrea Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date