

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

Case # 2025-9690-HDRB

Address – 1525 Canyon Rd.

Agent’s Name – Rachel Heydemann

Owner/Applicant’s Name – Rachel Heydemann

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 11, 2025.

BACKGROUND

The single-family residence at 1525 Canyon Rd. and accessory shed structure are designated as contributing to the Downtown and Eastside Historic District. Known as the Tobias and Gumecinda Lujan house, the primary structure was constructed in the 1930s and is approximately 980 square feet. The unaltered core of the house dates to at least 1948, as discernable in aerial photography. The only significant change is the enclosure and elevation of the northwest porch roof in 1978.

The southeast elevation has a three-over-four-lite door and a six-over-six, double-hung wood sash window, covered with a storm unit. The long northeast elevation has two six-over-six windows bookending a small single pane window. The windows have crude concrete sills. The northwest elevation held a porch which was enclosed after 1969. The northwest side has a newer wood panel door giving entry to the enclosed porch. The roof in this area is slightly lower and the walls are fenestrated with recycled windows. On the southwest elevation the enclosed porch portion holds four re-purposed, eight-lite sash windows arranged in a wood frame covered with storm units. The corner windows hang on barrel hinges and may have once been operable. The remainder of the elevation is penetrated with two six-over-six double-hung wood sash windows. The surviving windows and doors of the other (south, east and west) elevations are historic.

The HDRB designated the status and primary façades for the residence in Case # 2024-8233-HDRB on June 11, 2024. The Board retained both the residence and the accessory shed structure as contributing to the Downtown and Eastside Historic District and to designate both the northeast and southeast elevations (façades 2 and 3) of the main residence as primary.

The Applicant proposes the following exterior alterations on the main residence (with no proposed work on the accessory structure):

- 1) Replace seven of the eight windows on the main residence, including the historic windows, on each of the two primary façades. An exception is requested to SFCC Section 14-5.2(D)(5)(a) to replace historic materials on primary façades.
- 2) Restucco the residence in cementitious stucco in “buckskin” color.

Window A, located on the southeast (primary) elevation, and window B, located on the

northeast (primary) elevation, are both historic windows which a professional window assessment finds are in fair condition. The window assessment by Ra N. Patterson reads, “[T]he sills are buried in the wall with a flush concrete sill added to exterior. Since sills are flush it is allowing water to run back into the adobe wall causing damage.”

Mr. Patterson declares that to resolve this issue, the window would need to be removed, and the sills replaced and protrude slightly to exterior like they were originally. The problem is the windows’ perimeter jamb is also the buck for the opening, meaning the window would be destroyed during removal. Mr. Patterson also found that window D on the northeast elevation is in fair condition with historic jambs, but the sashes are not original. While window C on the northeast elevation is not historic, it is in fair condition and the assessor recommends replacing all four windows and one door on the south and east elevations with in-kind to that era, either wood or clad exterior/wood interior and divided-lite windows.

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 a finding that all the exception criteria have been met and recommended approval to replace the historic windows in-kind on the primary façades, and recommended approval of window replacement on non-primary facades, as they comply 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 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).
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(D)(5)(a), historic windows on primary façades of contributing structures, shall be repaired or restored wherever possible.
9. The Applicant proposes to replace windows on all façades of this contributing structure, including two historic windows on the primary façades.

10. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a) would be required for approval of the application, and the Applicant requested an exception.
11. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's recommended finding that the Applicant has conclusively demonstrated all exception criteria have been met.
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the window replacement will better preserve the historic structure and will retain the existing appearance to the residence;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the sills of the historic windows were improperly installed, channel drainage into the wall causing damage to the building, and replacement is the best option to preserve the structure; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts because the in-kind replacement will maintain the residence's appearance while protecting the structure from further damage.
13. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
14. The Board finds that door # 1 on the primary southeast façade and window C on the primary northeast façade are non-historic.
15. No exception is required to replace the windows on the non-primary northwest and southwest façades.
16. 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.
17. 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.
18. 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 # 1-2 as set forth in the application, as recommended by Staff, with the following additional conditions:

Finding of Fact and Conclusions of Law – Remodel or New Construction

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- a. The windows on the primary facades (southeast and northeast elevations) be constructed of wood.
- 3. The Board grants the exception requested in the application.

IT IS SO ORDERED ON THIS 22nd DAY of JULY, 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