

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

Case # 2025-9689-HDRB

Address – 1 Camino Pequeno, Unit A

Agent’s Name – Courtenay Mathey, Mathey and Associates, Architects

Owner/Applicant’s Name – Ann and Kevin Cooney

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

BACKGROUND

The structure at 1-A Camino Pequeno is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. Constructed in 1973 as an accessory dwelling unit to 1 Camino Pequeno, the structure is a stucco-on-frame construction. 1-A Camino Pequeno was split off from 1 Camino Pequeno in 2015 and is now on its own lot. The dwelling is roughly square in footprint and encloses 1,178 square feet. The recent Santa Fe style home shows a mix of Pueblo and Territorial revival themes with a modern style cantilevered entrance portal to the south and north. Most windows are original to construction date and feature territorial style pedimented treatment. The property came before the Board on November 14, 2023, under Case # 2023-7399-HDRB where the Board confirmed the status of the structure as non-contributing.

The Applicant proposes the following exterior alterations:

Main Residence:

- 1) Construct a 308-square-foot addition on the west elevation of the residence to a height of 14’4” where the maximum allowable height is 15’2”. The addition is designed in a Pueblo Revival style, with bullnosed corners to match the existing structure.
- 2) Construct a 28-square-foot addition in the alcove on the south elevation to replace the existing cantilevered portal.
- 3) Construct a 23-square-foot portal addition on the north elevation with wood corbels and beams with a low-slope, overhanging roof.
- 4) Construct a 41-square-foot portal addition on the west elevation with wood corbels and beams with a low-slope, overhanging roof.
- 5) Construct a 64-square-foot portal addition on the south elevation with wood corbels and beams with a low-slope, overhanging roof.
- 6) Replace windows and doors. Exterior doors and windows will be metal-clad with divided lites in Sierra Pacific “linen” and “sandstone”.
- 7) Install roof-mounted photovoltaic panels on the house – screened by 17½” minimum parapets. The panels will not be publicly visible.
- 8) Raise parapets on the existing residence from 11’5” to 12’5” to conceal photovoltaic solar units on the roof.
- 9) Install exterior insulation.

- 10) Re-roof using modified bitumen membrane in tan or gray finish.
- 11) Stucco using either Sto elastomeric in either “suede” or “pueblo”.
- 12) Install a ground mounted condenser on the north elevation.
- 13) Install exterior lighting on the wall of the east elevation of the residence, at the north elevation door, and on the wall by the window and at the door on the west elevation. Light fixture design included in the applicant’s packet.

Accessory Structure Construction:

- 14) Construct a 613-square-foot freestanding accessory structure which will include a one-car garage to a height of 11’8” where the maximum allowable height is 15’2”. The structure is designed in a Pueblo revival style with bullnosed corners. The garage door is labeled as either metal or wood. Staff recommends that the door be made of wood.
- 15) Construct a 43-square-foot portal addition on the south elevation of the garage with wood corbels and beams with a low-slope, overhanging roof.
- 16) Install ground mounted condenser on the west elevation.
- 17) Install exterior lighting at the doors on the west and south elevations

Other:

- 18) Construct 68” to 72”-high stucco yard walls and coyote fencing. The yard walls and fences at the street frontage will be at 68” where the maximum allowable height is 68”. Side and rear property line yard walls and fences will be at 72” where the maximum allowable height is 72”.
- 19) Install a 68”-high wrought-iron pedestrian gate on west side of the driveway leading into the front yard.
- 20) Install a 72”-high wrought-iron vehicle gate at the driveway on the southeast of the property.
- 21) Install exterior lighting at the east elevation gates on the 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 found 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. 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 # 1-21 as set forth in the application, as recommended by Staff, with the following additional conditions:
 - a. With respect to Item # 18, the street frontage barrier shall be a coyote fence and not a stucco yard wall;
 - b. The framework of the fence shall be to the interior of the property;
 - c. The latillas shall be staggered to avoid a horizontal line at the top; and
 - d. The garage door shall be constructed of wood.

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