

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

Case # 2024-9202-HDRB

Address – 925 Acequia Madre

Agent’s Name – Gregory Waits

Owner/Applicant’s Name – Jason Flanagan

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

BACKGROUND

The single-family residence at 925 Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. At this hearing, the Applicant asks the Board to review the structure’s historic status and to designate primary facades, if applicable. The single-family residence at 925 Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. The 904-square-foot main residence was built in the late 1930s on a 0.15-acre lot. The architectural design style of the main residence is Santa Fe Pueblo Revival as embodied by the adobe block and wooden viga construction materials, flat roof, rounded parapets and recessed doors and windows with divided lites.

There are no records of the main residence coming before the Board for status and primary façade designation and most likely the structure was given this status in 1984 when the Historic Building Inventory (HBI) form was completed. This practice was a common theme during this period where “drive by” review of buildings and assignment of historic status occurred in the Historic Districts. The Historic Cultural Property Inventory (HCPI) by John Murphey in 2024 reads that the original adobe structure of the building consists of a south-facing rectangle that contains two bedrooms and a living room. The bathroom of this block appears to have been an open porch that was enclosed at some point. A frame extension added to the north side of the home contains a kitchen and an additional bathroom. Aerial photographs suggest that this work was completed by 1958. Mr. Murphey identified the yard walls as non-historic with recent alterations. The guest house or casita is identified as “not surveyed” given that it was constructed in 2002-2003 and is not eligible for a contributing status at this time.

Previous HDRB cases include Case # H-02-140, heard November 26, 2002, for approval of a 514-square-foot guest house addition. The current request (in Case # 2024-9202) is for status review and primary façade designation, if applicable.

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. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City

Code (“SFCC”) requirements and provided the Board with a written report of its findings (Staff Report), which evaluates the factors relevant to the application.

2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be maintained as contributing with the south façade, excluding non-historic materials, designated as primary, identified as number one in the façade diagram. Staff recommended that the yard wall with metal elements and gate on the south property line facing the street be designated as non-contributing, and the guest house as non-contributing, per SFCC Sections 14-12.1, Definitions, and 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
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. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
8. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a Historic District, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic District.”
9. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the main structure meets the definition of a “contributing structure,” as recommended by Staff.
11. The Board finds that the south façade is the primary elevation of the structure with the features that define the character of the structure’s architecture. The architectural design style of the main residence is Santa Fe Pueblo Revival as seen by the adobe block and wooden viga construction materials, flat roof and rounded parapets, and recessed doors and windows with divided lites.
12. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the guest house or casita, and the yard wall with metal elements and gate, are not historic and therefore meet the definition of “non-contributing structures,” as recommended by Staff.
13. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review 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 grants the Applicant’s request to review historic status.
3. The Board maintains the contributing status of the main house.
4. The Board designates the following elevation of the main house as the primary façade: south façade.
5. The Board designates the status of the guest house, and the yard wall, metal elements of the yard wall and gate on the south property line as non-contributing

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