

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

**Case # 2024-9650-HDRB**

**Address – 202 Irvine St.**

**Agent’s Name – Michael Bodelson, Architect**

**Owner/Applicant’s Name – Charles Rennick**

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

**BACKGROUND**

The single-family residence at 202 Irvine St. is listed as non-contributing to the Westside-Guadalupe Historic District. The main residential structure, comprising 1,280 square feet of roofed area, was built in the mid-1930s on a 0.13-acre lot. The vernacular structure was built in 1933 in the Santa Fe design style as seen by the flat roof, rounded parapets, and recessed doors and windows. A 160-square-foot enclosed portal addition was added to the south façade in the 1950s along with an addition on the west façade and the replacement of all the doors and windows in 1979-1980.

At this hearing, the Applicant requests Board approval of the following items:

- 1) Construct two (2) small closet additions on the east façade.
- 2) Relocate one (1) window on the south façade.
- 3) Convert a wood stove to a gas-log fireplace and remodel the chimney on the southwest corner of the structure.
- 4) Approval for an 8’ by 24’, pre-existing, non-conforming blue wooden storage shed at the southwest corner of the property, which will be relocated five feet to the northeast to meet accessory structure setback requirements.

The Applicant requests an exception to SFCC Section 14-5.2(I)(1)(a) to allow wood as an exterior wall material for an existing shed.

**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 recommended a finding that the exception criteria had been met, and the application complied with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(I), Westside-Guadalupe Historic District 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 Westside-Guadalupe Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(I).
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 Applicant proposes to relocate an 8' by 24', pre-existing, non-conforming blue wooden storage shed at the southwest corner of the property 5' to the north and 5' to the east to meet accessory structure setback requirements.
8. Under SFCC Section 14-5.2(I)(1)(a), an applicant must use slump block, stucco, brick or stone, not wood, as an exterior wall material for an existing shed. Staff determined that an exception to SFCC Section 14-5.2(I)(1)(a) would be required for approval of the application, and the Applicant requested an exception.
9. 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.
10. 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 finding that the Applicant has conclusively demonstrated that 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 existing storage shed has very low visibility from the street, as the property is enclosed by walls and fencing and only a small portion of the roof is visible. The low visibility of the structure presents only a minor element to the streetscape and the existing shed exterior color will be mitigated by repainting it in a color to match the stucco on the existing residence, which is an approved color for the District;
  - 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 shed pre-existed the current owner's acquisition of the property, and relocation of the shed would create a hardship in terms of removing a functional asset, and its present non-compliance with the setback requirements is an injury to the public welfare that will be eliminated by the relocation of the shed; 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 many owners within the District rely on this type of supplemental storage to increase the livability of the traditional residences.

11. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
12. 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.
13. 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 # 1-4 as set forth in the application, as recommended by Staff.
3. The Board grants the exception requested in the application.

**IT IS SO ORDERED ON THIS \_\_\_ DAY of SEPTEMBER, 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