

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

Case # 2025-9941-HDRB

Address – 416 Sosaya Ln.

Agent’s Name – Marc Naktin

Owner/Applicant’s Name – KPG Properties

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on March 25, 2025.

BACKGROUND

The single-family residence at 416 Sosaya Ln. is listed as non-contributing to the Downtown and Eastside Historic District. The main residential structure was built in 1946 on a 0.11-acre lot and totaled 1,735 square feet of roofed area. The structure was built in the Spanish Pueblo Vernacular architectural design style as seen by the adobe block and wooden viga construction materials, flat roof with rounded parapets, and recessed doors and windows.

The 1983 New Mexico Historic Building Inventory (HBI) form assessed the structure but did not give a recommendation for status. In 1991, an updated Historic Building Inventory form was completed, and a non-contributing status was assigned to the structure. The structure has now been enveloped from alterations from 2002 and 2005. The main structure does have elements of the original construction, and some are evident on the east portion of the north elevation. With the current request and previous alterations to the structure there is a minimal historic presence on the streetscape.

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

- 1) Construct a 170-square-foot pergola on the southwestern façade to a height of 9 feet.
- 2) Remodel an existing pergola into a 497-square-foot portal on the northeastern façade to a height of 8’10”.
- 3) Infill a sliding glass door on the north elevation.
- 4) Install clerestory window on the north elevation.
- 5) Repair stucco to match existing Sto elastomeric color “Buckskin”.

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. 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 the exhibits, 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 # 1-5 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 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