

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

Case # 2025-9943-HDRB

Address – 925 Acequia Madre

Agent’s Name – Gregory Waits, Waits Studio Works

Owner/Applicant’s Name – Jason Flanagan

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on April 8, 2025.

BACKGROUND

The single-family residence at 925 Acequia Madre is listed as contributing to the Downtown and Eastside Historic District. The 954-square-foot main residence was constructed in the late 1930s on a 0.15-acre lot. 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, rounded parapets, and recessed doors and windows with divided lites.

In 2002, Case # H-02-140, the Board approved a detached 514-square-foot guest house. This casita has facades that align with the main house and sits 10 feet from the residence creating a courtyard between the two structures. After the casita construction, the owners built a 178-square-foot portal to provide outdoor protection from the weather but this portal fell into disrepair and was demolished.

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

- 1) Construct a new 178-square-foot portal to a height of 9 feet on the north façade of the main structure between the main structure and the casita.

In his description of the proposed portal, the Applicant wrote that its location, size, materials and design layout were determined from the construction and footprint of the demolished portal. Existing column anchors from the demolished portal will be maintained for the new portal. Unstained and sealed wood columns 8 inches in diameter will support 6” x 8” wood beam joists under a twin-wall translucent polycarbonate roof that will allow for light penetration while protecting the courtyard from the weather. At 9 feet in height from grade, the proposed portal will sit below the main residence and casita. The proposed portal also is detached from the existing structures to insure structural independence and integrity. The proposed gutter, downspout and flashing will be a galvanized metal to match the existing flashing.

The Applicant presented this project to the Board March 25, 2025, the Board provided feedback and postponed the case until the April 8, 2025, hearing and asked that the applicant provide a construction detail of the roof profile to indicate the translucent material edge will not be publicly visible.

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 application complies with SFCC Section 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(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.
9. 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.
10. 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 condition 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. Board approves the application, as recommended by Staff, with the following additional conditions:

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

Case # 2025-9943-HDRB

- a. The translucent polycarbonate roofing will be allowed if its edges are concealed by a flashing drip edge made of galvanized steel material.

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:

Andrea Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date