

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

**Case # 2025-10124-HDRB**

**Address** – 248 Rodriguez St.

**Agent’s Name** – Jennifer Salimbene

**Owner/Applicant’s Name** – Steven Barrett

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

**BACKGROUND**

The storage shed at 248 Rodriguez St. is listed as non-contributing to the Downtown and Eastside Historic District. A 2025 Historic Cultural Properties Inventory (HCPI) submitted by the Applicant, which addresses only the storage shed, concludes that the structure was built between 1966 and 1973. The structure was built vernacularly, as seen by the flat roof, wood frame and stucco construction materials.

The property was previously owned by Jose and Rosalia Ortiz, whose primary residence was located at 537½ Rodriguez St., across an arroyo. The HCPI reads that the Ortizes used the shed as storage, and that no dwelling units were established on the property. Today the current owner owns the property to the north at 246 Rodriguez. A 1984 Historic Building Inventory for 537½ Rodriguez St. describes the structure as a storage room with no bath. There are no known previous status evaluations, although it is marked non-contributing on the City’s official Buildings Historic Status map. Research found no previous Historic Board cases.

At this hearing, the Applicant asked the Board to review the structure’s historic status and to designate primary facades, 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 non-contributing, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. 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).

5. 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.
6. 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.”
7. 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.”
8. Based on the information set forth in the Staff Report, and the exhibits, testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “non-contributing structure,” as recommended by the Staff. The Board finds that the structure is composed substantially of non-traditional materials, such as fiberboard, plywood and metal lathe, and has no architectural or traditional significance.
9. 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 designates the structure as non-contributing.

**IT IS SO ORDERED ON THIS 14th DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

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Cecilia Rios, Chair

\_\_\_\_\_  
Date

FILED:

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Andréa Salazar, City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date