

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

Case # 2025-10349-HDRB

Address – 821 Acequia Madre

Agent’s Name – Gayla Bechtol

Owner/Applicant’s Name – Mary and Elaine Alarid

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 13, 2025.

BACKGROUND

The single-family residence at 821 Acequia Madre is listed as contributing and the garage and yard wall as non-contributing to the Downtown and Eastside Historic District. The main residential structure was built in the late 1940s on a 0.19-acre lot and comprises approximately 1,400 square feet of roofed area. The main structure was built in the Spanish Pueblo Revival architectural design style as seen by the adobe block construction material, flat roof with rounded parapets, and recessed doors and windows.

The garage was built in the 1960s and constructed out of masonry cinder block and stucco. A four-foot-high yard wall encapsulates an open area between the main house and the garage, and is constructed out of masonry cinder block. The main structure has had an addition added to the north elevation with a new portal added to the east elevation. See Case # 2024-9400-HDRB, heard November 26, 2024.

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

- 1) Remodel the existing garage with a new 496-square-foot living addition;
- 2) Construct a new 538-square-foot garage to a maximum height of 16’8”; and
- 3) Construct a new 135-square-foot portal addition to a maximum height of 16’8”.

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 complied 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 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. 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.
9. With respect to this application, the Board finds that no addition will be made to a contributing structure, and that the alteration to this property will not cause the other existing structure, which is contributing, to lose its contributing status.
10. The information contained in the Staff Report, 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 # 1-3 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 13th DAY of JANUARY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date