

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

**Case # 2025-10341-HDRB**

**Address** – 248 Rodriguez St.

**Agent’s Name** – Jennifer Salimbene, CEO, Santa Fe Permits

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

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 27, 2025.

**BACKGROUND**

The 104-square-foot shed at 248 Rodriguez St. is non-contributing to the Downtown and Eastside Historic District. The structure was built in a vernacular style, as seen by the flat roof, wood frame and stucco construction materials. The structure was constructed between 1966 and 1973, has no plumbing or insulation and is not fit for human habitation. It is built of non-traditional materials, such as particle board and plywood, and has a wood inset-panel door and aluminum slider windows. The author of a 2025 Historic Cultural Properties Inventory wrote:

“The shed is barely 50 years old and does not possess any architectural or traditional construction significance. In addition, it is separated from its associated property through different ownership.”

The Applicant requests demolition of the 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. Historic Preservation 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 Staff Recommendation: Staff recommended that the Board grant approval and finds that the demolition application complies with SFCC Section 14-3.14(C).
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. Under SFCC Sections 14-2.6(C)(1) and 14-5.2(A)(1), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed demolition in a historic district in accordance with the standards and procedures set out in

SFCC Sections 14-3.14 and 14-5.2.

6. Staff provided information to the Board about the structure under consideration for demolition, pursuant to SFCC Section 14-3.14(C).
7. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a historic district, the Board must consider whether the structure is of historical importance, whether the structure is an essential part of a unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure, and the state of repair and structural stability of the structure.
  - a. Pursuant to SFCC Section 14-3.14(G)(1)(a), the Board finds that the structure is non-descript, has no distinctive architectural characteristics, is built of non-traditional materials, and is not of historical significance.
  - b. Pursuant to SFCC Section 14-3.14(G)(1)(b), the Board finds that the structure is not an essential part of a unique street section or block front.
  - c. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds that the structure under consideration is deteriorating and in disrepair.
8. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
9. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant has demonstrated that all of the demolition 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 the application to demolish the shed.

**IT IS SO ORDERED ON THIS 13<sup>th</sup> 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