

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

Case # 2025-10343-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 Applicant proposes to construct a one-story detached single-family residential structure designed in a Spanish Pueblo Revival style at 248 Rodriguez St. The plans are for a 1507-square-foot residence with a portal to a height of 14’0”, where the maximum allowable height is 14’4”. Stucco will be cementitious color “adobe”. Windows and doors will be painted in white trim with true divided lites.

A small uninhabitable shed presently is situated on this otherwise unimproved property. The shed is listed as non-contributing in the Downtown and Eastside Historic District. On April 8, 2025, in Case # 2025-10124-HDRB, the Historic District Review Board voted to designate the shed as non-contributing, and on May 27, 2025, in Case # 2025-10341-HDRB, the Historic District Review Board approved the Applicant’s request to demolish the shed structure.

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 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 Staff Recommendation: Staff recommended approval of the 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 exhibits, and the 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 the application as submitted.

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