

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

Case # 2025-10348-HDRB

Address – 557 San Antonio St.

Agent’s Name – Ju Tan, Architect, Juice Kitchen Design Workshop, LLC

Owner/Applicant’s Name – Clayton and Maggie Miles

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

BACKGROUND

The single-family residence and guest house with attached carport at 577 San Antonio St. are listed as non-contributing to the Downtown and Eastside Historic District. Both structures are noted as being built in 1977, as recorded in the 1992 Historic Building Inventory form. The structures reside on a 0.17-acre lot and total approximately 2,700 square feet of roofed area. The structures were built in the Spanish Pueblo Revival design style as seen by the flat roofs, rounded parapets and recessed doors and windows. The property is situated at the southern end of San Antonio Street.

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

- 1) Construct a new 402-square-foot portal on the main residential structure.
- 2) Construct a new 240-square-foot addition and 40-square-foot portal on the existing guest house.
- 3) Replace all doors and windows with non-divided-lites, with sashes and frames in two colors.
- 4) Re-stucco all structures with cementitious stucco color “Desert Rose”.
- 5) Replace clerestory skylights with similar materials.

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 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. 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.
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. 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 conditions 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. The Board approves Items # 1-5 as set forth in the application, as recommended by Staff, with the following additional conditions:
 - a. the stucco color of all the structures shall be one of the approved colors on Historic Preservation Staff's approved list, rather than the proposed color;
 - b. the lites of the windows shall be divided, other than windows under the portals which are permitted to be undivided at the discretion of the Applicant;
 - c. the color of the windows and doors be one of the two options presented by the Applicant but not both, or in the alternative they may be white;
 - d. the gate may be replaced if it is replaced with a design similar to the existing, not made of steel, and a revised drawing of the gate is submitted to Staff for approval.

**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