

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

Case # 2025-10350-HDRB

Address – 907 Don Miguel Pl.

Agent’s Name – Jeffrey Seres, Seres Architecture, LLC

Owner/Applicant’s Name – Sarah Kennington and Steve Bardwell

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

BACKGROUND

The single-family residence at 907 Don Miguel Pl. is listed as contributing to the Downtown and Eastside Historic District with the west façade designated as primary, excluding the portal and non-historic material. Built in 1949 on a 0.13-acre lot, its total roof area is 640 square feet. The structure was built in a quintessential Santa Fe Pueblo vernacular manner as seen by the adobe and cinder block construction materials, low flat roof, and recessed, divided-lite wood windows and doors. A 2006 Historic Cultural Properties Inventory notes that there have been no substantive changes to the structure since it was built, other than the addition of the small portal on the west elevation, infill of one window and replacement of a second window, and the placement of cinderblocks to create a stem wall adjacent to the south elevation – apparently the beginning of an addition which was never completed. A non-historic woodshed is located on the north end of the property. It appears to be wood frame and plywood board construction materials.

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

- 1) Construct a new 48-square-foot entry portal on the west, primary façade.
- 2) Construct a new detached 118-square-foot storage room with a 181-square-foot portal.
- 3) Construct a new detached 185-square-foot garage.
- 4) Raise the height of the parapet 1’4” to a maximum height of 9’6”.
- 5) Replace non-historic doors and windows with other minor alterations.
- 6) Re-stucco the existing residence in La Habra Sahara 135 color.
- 7) Modify the lot grade, relocate the electrical meter and make interior renovations. (These do not require HDRB review.)

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. There is insufficient evidence that the door and window on the west, primary façade are historic.
9. Replacement of the west façade portal in the same size, design and with similar materials as the existing portal is permitted by SFCC Section 14-5.2(D)(5)(b) and is not considered an “addition” requiring an exception under SFCC 14-5.2(C)(5)(b). The Board finds that the portal is not historic.
10. 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.
11. 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.
12. 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 # 1-6 as set forth in the application, as recommended by Staff, with the following additional conditions:
 - a. the portal on the west façade shall be reconstructed in kind and in the existing footprint, with revised plans to be 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