

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

**Case # 2025-10496-HDRB**

**Address** – 492 Arroyo Tenorio

**Agent’s Name** – Will McDonald, Walking Fish Design

**Owner/Applicant’s Name** – Rob Johnson

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 24, 2025.

**BACKGROUND**

The single-family residence at 492 Arroyo Tenorio is listed as non-contributing to the Downtown and Eastside Historic District. The original structure was built in the Spanish-Pueblo Revival design style, as seen by the adobe block and wooden viga construction material and flat roof with rounded parapets. The 1985 plat map of the property shows a patio addition to the north and a breezeway addition connecting to another room to the east. The 1985 Floor Plan shows the additions of a new kitchen, study room, guest bedroom and portal, resulting in a structure that is 2,285 square feet. The extensive remodel changed the original footprint of the structure, which is no longer visible.

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

- 1) Construct a 110-square-foot addition on the south elevation to a height of 11 feet, where the maximum allowable height is 12’3”.

The new addition will not affect the appearance of the existing structure and will harmonize with the south elevation. The addition is entirely on the south façade, not visible from either Arroyo Tenorio or Garcia Street, and will be situated at the east lot line, conjoining with a structure to the east at 502 Garcia St.

**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, related materials and information submitted by the Applicant for conformity with applicable SFCC requirements, and provided the Board with a written report (“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 14-5.2(D) Historic Districts 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)(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.
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.

### **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 as set forth in the application, as recommended by Staff.

**IT IS SO ORDERED ON THIS 28<sup>th</sup> DAY of April, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

\_\_\_\_\_  
Cecilia Rios, Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Geraldyn Cardenas  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date