

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

Case # 2025-10497-HDRB

Address – 964 Acequia Madre

Agent’s Name – Manuel Mendoza

Owner/Applicant’s Name – Anjani Thomas

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 22, 2025.

BACKGROUND

The single-family residence at 964 Acequia Madre is listed as contributing to the Downtown and Eastside Historic District with the north and east façades designated as primary, excluding non-historic materials. There is documentation that the main structure was built in the 1800s on a 0.13-acre lot in the Spanish-Pueblo Revival design style. The house has been the subject of five separate HDRB cases between 1992 and 2005. It now comprises 5,848 square feet of roofed area. The construction includes a low transverse, gabled roof comprised of several different types of roofing material, wooden double-hung windows, and white territorial wooden trim. The current roof is in disrepair, with several major leaks seeping into the main residence.

At this hearing, the Applicant requests Board approval for:

Replacement of approximately 2,171 square feet of the existing roof with a 26-gauge, sloped metal roof, natural galvanized steel color or other color directed by the HDRB. The current roof is sloped but with varying types of materials. The roof will stay the same height.

This requires including two exceptions:

(1) to Santa Fe City Code (“SFCC”) Section 14-5.2(D)(1)(a), which restricts the removal of historic materials and alteration of architectural features that embody the status of a contributing structure; and

(2) to SFCC Section 14-5.2(D)(5)(b), which requires architectural features, finishes and details other than doors and windows to be repaired rather than replaced, and in the event replacement is necessary, for the new material to match the material being replaced in composition, design, color, texture and other visual qualities.

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.

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 to the Board a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended a finding that all the exception criteria have been conclusively demonstrated, and recommended approval of the application, as it 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. The Applicant proposes to replace 2,171 square feet of the existing roof material with a 26-gauge sloped Galvalume metal roof, natural galvanized steel color. This requires the removal of the historic roof and replacement with a roofing material and color that is not the same as that which will be removed.
9. Under SFCC Section 14-5.2(D)(1)(a), the removal of historic materials and alteration of architectural features that embody the status of a contributing structure is prohibited.
10. Under SFCC Section 14-5.2(D)(5)(b), architectural features, finishes and details other than doors and windows shall be repaired rather than replaced, and replacement, if necessary, must be with material that matches that being replaced in composition, design, color, texture and other visual qualities.
11. The Staff determined that two exceptions, to SFCC Section 14-5.2(D)(1)(a) and 14-5.2(D)(5)(b), would be required for approval of the application, and the Applicant requested the two exceptions.
12. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.
13. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff’s finding that the Applicant has conclusively demonstrated that all exception criteria have been met:
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the new roofing material was used historically in the district, is similar to some of the roofing material that will be removed, and will protect the adobe, wooden vigas, plaster and sheetrock construction materials;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the roof to be removed is in no less than four unmatched styles and colors, has a piecemeal, patchworked appearance, is substantially deteriorated

- and does not protect the structure of the house; and
- c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the Historic Districts because the new roofing material is a good material to prevent further damage to the house and provides long-term protection for the house in the future, and helps to ensure the habitability of the structure.
14. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
 15. 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.
 16. 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 roof replacement described in the application, as recommended by Staff.
3. The Board grants the two exceptions requested in the application.

IT IS SO ORDERED ON THIS 26th DAY of MAY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Geralyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date