

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

Case # 2024-8761-HDRB

Address – 711 Don Cubero Alley

Agent's Name – Landon Lott

Owner/Applicant's Name – Landon Lott and Bridget Stanga

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on August 13, 2024.

BACKGROUND

The architectural design of the single-family residence at 711 Don Cubero Alley is a modest quintessential Santa Fe vernacular style, as seen by the original rectangular footprint, adobe block construction, recessed doors and windows, and flat roof with rounded parapets. The structure has evolved through time which can be seen from the rooftop and sunroom addition on the southern façade. General maintenance and repair over the lifetime of the home have changed the original doors and windows of the structure. The original house, built in the early 1900s, was approximately 900 square feet. Currently 1,602 square feet, the structure is listed as contributing to the Don Gaspar Area Historic District. The north façade, part of the original construction and displaying high historic integrity, has been designated primary.

The property received contributing status in an HDRB hearing April 9, 2024, in Case 2024-007992-HDRB. In designating the north façade as primary, the Board noted its quintessential Santa Fe vernacular elements, such as the adobe-block construction, recessed windows and doors, and rounded parapets.

The Applicant previously submitted a proposal for renovations in Case # 2024-7992-HDRB, which the Board reviewed April 9, 2024, however, after hearing input from the Board members on various elements of his proposal, the Applicant agreed to postpone and re-submit his application. In this resubmission, the Applicant requests Board approval of the following items:

- 1) Demolition of walls in existing, enclosed 225-square-foot portico (sunroom).
- 2) Remodel the 225-square-foot sunroom with 12-foot high framed/stucco structure, adding 48-square-feet to the existing footings.
- 3) Reuse the existing front door.
- 4) Construct three 30”x30” casement windows with colonial grid panels at 4 feet high.
- 5) Construct one 30”x38” fixed, deck-mount skylight on the roof.
- 6) Construct canales on south and east façades of proposed entry patio.
- 7) Construct 8-inch decorative historic corbels around entry patio on the west façade.
- 8) Construct 8-feet-high, 8-inch diameter wooden columns for use in entry patio on the west façade.

- 9) Construct 16” by 12-foot by 2-foot back awning with decorative historic corbels on the east façade.
- 10) Stucco with cementitious stucco framing around existing wooden entry gate (custom Sherwin Williams SW 6627 Emberglow).
- 11) Construct 12-foot-high kiva fireplace in backyard with 18” attached stucco bench.
- 12) Stucco with cementitious new entry wall Sherwin Williams SW7102 White Flour.
- 13) Stucco with cementitious other walls of new structure to match existing exterior paint of house (custom Sherwin Williams SW 6627 Emberglow).
- 14) Painting new framing around wooden gate to match existing exterior paint of house (custom Sherwin Williams SW 6627 Emberglow).
- 15) Approval for a 6-foot-high coyote fence on the north and east property lines that was constructed without obtaining Historic Preservation Division approval.

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 Section 14-5.2(H), Don Gaspar Area Historic District 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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
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. 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
9. 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.

10. 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 # 1-15 as set forth in the application, as recommended by Staff, with the following additional condition:
 - a. The overhang at the entrance on the west elevation must be supported at the corner by a column and corbel to the right of the door, as shown in the proposed west elevation drawing.

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date