

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

Case # 2025-10840-HDRB

Address – 815 E. Alameda St., Unit 8

Agent’s Name – William Kleinschmidt, Architect

Owner/Applicant’s Name – Nancy Abruzzo Holdings, LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on August 12, 2025.

BACKGROUND

The 0.89-acre property that houses the Sangria Compound Condominiums is addressed as 815 and 817 E. Alameda St. The property is part of a phased Development Plan, which was amended most recently in 2025. Phase 3 is 0.38 acres, listed as 815 E. Alameda St., Unit 8. It is presently a vacant lot used as parking by the occupants of the other residences. Phases 1 and 2 are complete.

The area of the lot designated for 815 E. Alameda St., Unit 8, was previously addressed as 817 E. Alameda St., Unit 8, as it was in Case # H-05-084-D. This case proposes the construction of yard walls for the final building in the development plan. The HDRB approved the residence in March, 2006, however, the structure was not constructed at that time. All streetscape and courtyard walls and fences, hardscaping and exterior lighting were approved in previous Case # H-05-084-E. However, due to the lapse of time since those approvals, and changes in design, the Applicant had to return to the HDRB for approval of Phase 3 on June 10, 2025. See Case # 2025-10490-HDRB. On that date, the HDRB:

- 1) Approved construction of a 2,204-square-foot, single-story residence to a height of 14’5”.
- 2) Denied an exception to build yard wall to 6 feet high with an 8-foot-high gate enclosure.
- 3) Approved the installation of exterior lantern-type wall sconces in dark bronze or black under the portal, and simple cube-shaped downlight sconces in black on the exterior of the courtyard walls at each gate.
- 4) Denied the installation of three-foot-high weathered steel planter along the exterior of the yard wall and building wall on east side.

The street is lined with low yard walls with an average height of 54 inches (4’6”). The yard walls are stuccoed concrete masonry units that are colored to match the corresponding building. The Applicant now proposes the following exterior alterations to the property at 815 E. Alameda St., Unit 8:

- 1) Raise the height of the existing non-historic yard walls on the south property line to the maximum allowable height of 4’6”, where these walls currently range from 3 feet to 4’9”.

- 2) Remove an existing wall section to install a 3-foot wide 4'6"-high wood pedestrian gate.
- 3) Construct a circular coyote fence to 4'6" around a newly planted fruit tree on the south street-facing property line.
- 4) Construct a 4'6"-high yard wall along the east and west property lines to enclose the yard.
- 5) Install a 3-foot wide, 4'6"-high pedestrian gate in the west yard wall.
- 6) Stucco the yard wall in synthetic stucco from La Habra, colored "Adobe" or "Viejo Suffolk" to match the new residence.
- 7) Wood gates and frames will be natural wood with a semi-transparent medium-to-dark stain matching the woodwork of the portal. Gate hardware will be weathered steel.
- 8) Install exterior lighting, simple cube-shaped downlight sconces in black on the exterior of the courtyard walls at each gate.

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 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 application as it 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 approved the 4'6" height of the yard wall as set forth in the application, as recommended by Staff, with the following additional conditions:
 - a. The full segment of the wall from one entrance driveway to the next be consistent in stucco color;
 - b. The lights be consistent, whether that is installing new lights along the entire length or matching the existing;
 - c. The pattern of the pilasters with brick coping is repeated and used as a way to define points such as the pedestrian gate;
 - d. The brick coping be used along the full extent of the wall to match the ends that are already there;
 - e. The radius on the stucco be consistent;
 - f. Rather than using panels, the pedestrian gates be constructed with latillas to match the fence; and
 - g. Plans showing these revised elements be presented to the Staff for approval.

IT IS SO ORDERED ON THIS 9th DAY of JUNE, 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