

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

Case # 2025-11329-HDRB

Address – 826 Camino del Poniente

Agent's Name – Richard Martinez, Martinez Architecture Studio, P.C.

Owner/Applicant's Name – Larry Colton and John McCoy

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 28, 2025.

BACKGROUND

The residence at 826 Camino del Poniente is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The structure is a simple rectangle in a Territorial Revival style. The south was most likely historically an entrance; however, with the enclosure of the porch, the main entrances are now to the north and the east. According to the 1991 Historic Building Inventory, the structure is believed to have been built in the 1930s, however, it first appeared in the Santa Fe City Directory in 1951. The 2,037-square-foot residence was originally a guest house for the property located at 828 Camino del Poniente and was owned by the author Elizabeth DeHuff. There is evidence that the residence was used as a school sometime before 1991. The north and east elevation architecture is simple and unchanged. On November 14, 2023, the Board reviewed the historic status of the property, upgraded the status of the residence to contributing and assigned the north façade, excluding the windows and doors, as the primary façade. See Case # 2023-7468-HDRB.

On February 13, 2024, Case # 2024-7775-HDRB, the Board approved a 20-item remodel of the property, including (summarized):

East Elevation:

1. 675-square-foot two-car garage addition, separated from the residence by 12 feet.
2. 120-square-foot entry portal addition connecting the garage to the house.

West Elevation:

3. 103-square-foot addition at the southwest corner, 33 feet from the primary facade.

Property:

4. Place a 5’4”-high yard wall west of the driveway connecting to the garage entry gate.
5. Install a 9-foot-high wall with pedestrian gate at the north end, west side of the garage.

The Applicant now asks the Board to approve the following changes to previous Case # 2024-7775-HDRB:

1. Decrease the approved garage from 675 square feet to 516 square feet, and relocate it about 18 inches from the east property line to save several significant trees.
2. Decrease the covered area at the garage to 27 square feet from 51 square feet as a result of the garage size change

3. Enclose a 49-square-foot portion of the new approved portal for heated space, decreasing the portal to 114 square feet.
4. Increase the 103-square-foot addition on the west elevation by 29 square feet for a total addition of 132 square feet.
5. Install a new window on the south elevation.
6. Relocate the yard wall and pedestrian gate to the west to accommodate the reduced garage size and adjusted location.

The design otherwise will remain as previously approved.

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 Section 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 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 the exhibits, 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:

Finding of Fact and Conclusions of Law – Remodel or New Construction

Case # 2025-11329-HDRB

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.

IT IS SO ORDERED ON THIS 8th DAY of SEPTEMBER, 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