

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

Case # 2025-10873-HDRB

Address – 219 and 219-A Washington Ave.

Agent's Name – Robert D. Evans, L+R Design Services

Owner/Applicant's Name – Dennis Price

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on December 9, 2025.

BACKGROUND

The professional office building at 219 Washington Ave. is listed as contributing to the Downtown and Eastside Historic District, with the west, street-facing façade designated as primary. The structure, a low, flat-roof building that initially served as a garage, occupies the northwest corner of the former Levi A. Hughes estate. To the north is a concrete walkway leading to the former McKee Office Building, which has been redeveloped into a 27-suite hotel compound. To the south is the lawn of the one-time Levi A. and Christine L. Hughes residence. Constructed between 1930 and 1942, the garage is made of structural clay pentiles, finished with stucco and painted in a buckskin color. The west elevation has been altered with the infill of a door and windows. These include two sets of large, multi-light wood windows that sit on low bulkheads faced with stretcher row brick. The public access to the building is through a ¾”-glass door at the northwest corner. The structure is currently used for commercial business purposes.

October 22, 2019, in Case # 2019-0994-HDRB, the Board upgraded the historic status of this building to contributing, and designated the western, street-facing façade as primary. February 27, 2024, in Case # 2024-7814-HDRB, the Board approved various renovations and alterations to all elevations of the structure, including the creation of openings for new windows on the north façade; the removal of an existing door and placement of a new entrance door in the enlarged opening on the west façade; and enlargement of the door openings, replacement of the doors and placement of new windows on the south and east façades. The Board approved exceptions for these alterations, with the condition that the replacement windows be true divided-lite or simulated divided-lite.

The owner now requests approval for a 640-square-foot, two-story addition to a height of 19’8” at 219 Washington Ave.; and to construct a new 1,580-square-foot, two-story structure at 219-A Washington Ave., to a height of 23 feet east of the existing building at 219 Washington Ave. At this hearing, the Applicant requests Board approval of the following items:

219 Washington Ave:

- 1) Build a 640-square-foot, two-story addition, comprised of units 4 and 5, on the rear, east elevation of the existing building;
- 2) Remove a storage room from the east elevation and create a 123-square-foot bathroom for unit 4 in that space;

- 3) Build a 94-square-foot portal addition connecting the new addition to the existing building;
- 4) Construct an 89-square-foot exterior stairway on the east elevation of the addition; and
- 5) Construct a 54-square-foot roof deck on the second floor, north façade.

219-A Washington Ave:

- 1) Build a new two-story structure with 624 square feet on the ground floor and 718 square feet on the second floor. The style will match the hipped roof, stucco type and color, stone foundation, stone sills and wood posts of the existing building at 215 Washington Ave.;
- 2) Build a 40-square-foot portal on the west elevation;
- 3) Build a 105-square-foot portal on the south elevation; and
- 4) Build a 93-square-foot exterior stairway on the east elevation.

The 640-square-foot addition to the 897-square-foot building at 219 Washington Ave. will expand the footprint of the existing building approximately 71 percent. Also, the maximum allowable height on this streetscape is 20'1", and the new structure at 219-A Washington is proposed to be 23 feet high. The Applicant requests two exceptions:

- To SFCC Section 14-5.2(D)(2)(d) for an addition that exceeds 50 percent of the square footage of the existing footprint; and
- To SFCC Section 14-5.2(D)(9)(c)(ii)(B) for exceeding the restriction on the height of a building with a pitched roof.

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 all the exception criteria have been met and that the application complied 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.

Addition Exceeding 50 Percent:

8. The Applicant proposes to construct a 640-square-foot addition to an existing historic, contributing structure which is 897 square feet. The addition is more than 50 percent of the square footage of the existing structure.
9. Under SFCC Section 14-5.2(D)(2)(d), an addition shall not exceed 50 percent of the square footage of the existing footprint. The Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of this addition, and the Applicant requested an exception.
10. To obtain this 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.
11. Based on the information set forth in the Staff Report, and the exhibits, 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 proposed new construction is located in the rear of the property and will be minimally visible from the street or adjacent properties;
 - 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 structure at 219 Washington Ave. is presently vacant, in need of maintenance, and the addition will aid in the development of rental units and full usage of this underutilized structure; 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 construction proposed will infill underutilized space in a manner that is harmonious with the existing structures at 219 and 215 Washington Ave.
12. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met for expansion of the structure's footprint in excess of 50 percent.

Construction in Excess of Height Restriction:

13. The Applicant proposes to construct a new two-story structure with a pitched, hipped roof to a height 23 feet where the maximum allowable height is 20'1".
14. Under SFCC Section 14-5.2(D)(9)(c)(ii)(B), the ridge height of a proposed building with a pitched roof shall not be in excess of two feet of the average of the ridge height of the other pitched roofs in the streetscape. Staff determined that an exception to SFCC Section 14-5.2(D)(9)(c)(ii)(B) would be required for approval of the application, and the Applicant requested this exception.

15. To obtain an exception, the Applicant was required to conclusively demonstrate that the six exception criteria set forth in SFCC Section 14-5.2(C)(5)(c) have been met.
16. Based on the information set forth in the Staff Report, and the exhibits, 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)(c)(i), the Board finds that granting the exception would not damage the character of the streetscape, because the location of the proposed structure at 219-A Washington Ave. is set back from the street, behind 219 Washington Ave. and is mostly concealed from public view, and the Planning and Zoning requirements allow a height of 26'6";
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(c)(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 site plan is tightly configured on the lot, leaving no room for expansion of the first floor, a second floor is required, and the additional height is necessary to create a hipped roof harmonious with that at 215 Washington Ave.;
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(c)(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 tight configuration at 219 Washington Ave. makes expansion of the existing structure impossible and a two-story accessory structure with hipped roof expands the utility of the space to facilitate its full usage;
 - d. Pursuant to SFCC Section 14-5.2(C)(5)(c)(iv), the Board finds that there are special conditions or circumstances that are peculiar to the land or structure involved that are not applicable to other lands or structures in the related streetscape: there is no space adjacent to the existing building at 219 Washington Ave. for expansion of that building, and the parking lot to the rear is larger than necessary and can accommodate an accessory structure;
 - e. Pursuant to SFCC Section 14-5.2(C)(5)(c)(v), the Board finds that the special conditions or circumstances are not the result of the actions of the Applicant due to special conditions and circumstances: the entire property was at one time part of a historic estate and the two buildings were dedicated to different uses long before the Applicant took control of them, and there was previously no incentive to reunite them for a single purpose; and
 - f. Pursuant to SFCC Section 14-5.2(C)(5)(c)(vi), the Board finds that granting the exception would provide the least negative impact with respect to the purposes set forth in SFCC Section 14-5.2(A)(1) because the proposed building at 219-A Washington Ave. will be sandwiched between two other two-story buildings, at a location that has minimal public visibility, and will have a negligible impact on the streetscape.
17. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to the exception for exceeding the height restriction.
18. 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.

19. 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 # 1-5 for 219 Washington Ave. as set forth in the application, as recommended by Staff.
3. The Board grants the exception requested in the application for 219 Washington Ave.
4. The Board approves Items # 1-4 for 219-A Washington Ave. as set forth in the application, as recommended by Staff.
5. The Board grants the exception requested in the application for 219-A Washington Ave.

**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