

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

**Case # 2025-11419-HDRB**

**Address** – 1020 Camino San Acacio

**Agent's Name** – Henry Avila, Conron & Woods, Architects

**Owner/Applicant's Name** – Zelma R. Long and Phillip K. Freese

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

**BACKGROUND**

The single-family residence located at 1020 Camino San Acacio is designated as non-contributing to the Downtown and Eastside Historic District. The Santa Fe County Tax Parcel Map records the property as being built on a 0.14-acre lot in 1992, comprised of 1,705 square feet of roofed area. The property was constructed in the Spanish Pueblo Revival design style as seen by the flat roof, rounded parapets and divided-lite windows. The Camino San Acacio streetscape can be described as single-family residences consisting of Spanish-Pueblo Revival and Territorial design style structures with some eclectic structures in the area. Many of the structures were built in the 1950s to 1960s, and new development took place into the early 2000s. The general area is in the juniper-piñon scrubland with some varying degrees in terrain elevation sloping down to the north and rising to the south.

January 8, 2008, in Case # H-08-003, the Board approved the proposed 15-foot by 5-foot vehicle gate and a stucco retaining wall at a maximum of 1.5 feet above the highest grade with the condition that the vehicle gate be open in design with fewer vertical elements, that the stucco corner radius match that of the existing house, and that the small stone structure be retained unless proof of non-historic date is verified by staff. In February, 2012, in Case # 2012-0022-ADMIN, the Staff approved a lot line adjustment and consolidation at 1020 and 1030 Camino San Acacio.

At this hearing, the Applicant requests Board approval of the following item:

New construction of a 740-square-foot detached garage in the Spanish Pueblo Revival style, to a height of 14’6” where the maximum allowable height is 15’10”.

**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 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 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. 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.
8. 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:

1. The Board has the authority to review and approve the application.
2. The Board approves Item # 1 as set forth in the application, as recommended by Staff.

**IT IS SO ORDERED ON THIS 8<sup>th</sup> DAY of SEPTEMBER, 2026, BY THE  
HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

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Cecilia Rios, Chair

\_\_\_\_\_  
Date

FILED:

\_\_\_\_\_  
Geraldyn Cardenas  
City Clerk

\_\_\_\_\_  
Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date