

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

Case # 2024-9209-HDRB

Address – 626 Gomez Rd.

Agent’s Name – Paul Mifsud, Mifsud Associates Architects, LLC

Owner/Applicant’s Name – Andrej Davidson and Masha Keady

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 22, 2024.

BACKGROUND

The single-family Pueblo Revival style residence at 626 Gomez Rd. is listed as contributing to the Don Gaspar Area Historic District, with the north, south and east elevations designated as the primary façades. According to the historic surveys, the original construction date is listed as between 1935 to 1942. An addition was constructed on the west elevation between 1982 and 1995, as evident in the site plans in the Historic Building Inventory. This property came before the HDRB for a status review July 23, 2024. See Case # 2024-8514-HDRB. In that review the Board voted to maintain the structure’s contributing status and designated all but the west elevation of the residence as the primary façades. The primary façade designation included the window opening but excluded the glass-block window and non-historic porch on the east façade, and excluded the 1980s addition on the west elevation of the building.

The owners altered the west elevation by creating an addition without a permit in 2023. The work was in progress when a Stop Work Order (Red Tag) was issued by the City’s Historic Preservation Division Inspector. The Applicant has constructed and now requests approval for the following exterior alterations:

- 1) Construct a 57-square-foot portal on the south end of the west elevation to a height of 12’10” where the maximum allowable height is 13’3”. The wood posts and beams are painted with Sherwin Williams Georgian Revival Blue with a satin sheen (#7609) to match the window paint color. The portal is roofed with corrugated metal with a Galvalume finish with matching fascia and flashing.
- 2) Construct a 95-square-foot portal with storage addition in the middle of the west elevation to a height of 12’10”. The wood posts and beams are carved with a Solomonian pattern and have a clear sealer over the natural wood. The portal is roofed with corrugated metal with a Galvalume finish with matching fascia and flashing.
- 3) Construct a 57-square-foot portal on the north end of the west elevation to a height of 12’10”. The wood posts and beams are carved with a Solomonian pattern and have a clear sealer over the natural wood. The portal is roofed with corrugated metal with a Galvalume finish with matching fascia and flashing.
- 4) Construct a 6-foot-high coyote fence with varying latillas on the west property line.

The existing residential structure is 1,477 square feet, and these additions are 210 square feet, or

14 percent of the existing footprint.

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 denial of the project because the design and materials are not harmonious to the adobe structure. Therefore, the application did not comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, or 14-5.2(H), Don Gaspar Area 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, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
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 # 1-4 as set forth in the application, with the following additional conditions:
- a. The Applicant shall reduce the variety of materials, finishes and colors of the materials in the portals to achieve a harmonious appearance, and present drawings to the Staff for approval;
 - b. In the center portal, the newly enclosed area exterior shall be finished with stucco in a texture and color to match the existing house; and
 - c. The laterally sliding barn door under the center portal shall be replaced with a door that swings open on hinges, harmonious in design with the other west-elevation doors, and a drawing presented to the Staff for approval.

IT IS SO ORDERED ON THIS 25th DAY of MARCH, 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