

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

Case # 2024-9611-HDRB

Address – 1226 Cerro Gordo Rd.

Agent’s Name – Margery and Emily Howe

Owner/Applicant’s Name – Margery and Emily Howe

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on January 14, 2025.

BACKGROUND

The single-family residence at 1226 Cerro Gordo Rd. is listed as non-contributing to the Downtown and Eastside Historic District. The vernacular residence is 1,607 square feet, including the covered portal in the rear of the structure, and stands at a height of 12’0”. The structure was constructed in 1949, according to the County Assessor’s office, and 10 windows were replaced in 2024 under Case # 2024-8528-ADMIN. The simple structure, which has little architectural detail, has long been listed as non-contributing, and the 1983 Historic Building Inventory described it as having no historic significance.

The Applicant proposes the following exterior alterations:

1. Raise the parapet height on the west massing of the residence from 10 feet to 12 feet.
2. Construct a 114-square-foot portal on the south elevation of the residence, over the front entrance, to a height of 10 feet, where the maximum allowable height is 14’1”.
3. Relocate the entry door on the south elevation about 3 feet to the east.
4. Install a window on the south elevation to the right of the relocated door.
5. Repair stucco to match the existing stucco in cementitious “La Luz”.

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 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. 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 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 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 27th DAY of MAY, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Geraldyn Cardenas
Interim City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date