

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

**Case # 2024-9651-HDRB**

**Address** – 423 Camino Don Miguel

**Agent’s Name** – Tim Curry and Associates

**Owner/Applicant’s Name** – Gerry and Kris Ronningen Fenrich

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

**BACKGROUND**

The single-family residence at 423 Camino Don Miguel is listed as non-contributing to the Downtown and Eastside Historic District. The house presently has 2,326 square feet of roofed area, of which only 860 are the original core, while the remainder is comprised of additions made since the late 1950s. The historic original part of the residence was built in the mid-1930s on a 0.35-acre lot. The structure was constructed vernacularly in the Santa Fe style as seen by the flat roof, adobe-block construction material, and three-over-one, double-hung wooden windows. The expansions took place in multiple periods, in the late 1950s to early 1960s and in the early 1980s, as identified in aerial photography.

The original structure has been enveloped by portal additions to the east and west façades and a larger family room, dining room and laundry room addition to the south façade. The only remaining visible core of the original structure can be seen from the north façade. Some of the additions encroached onto the building setback and do not comply with current Historic District codes, with large portal sections supported by plain, milled-timber uprights. The additions include large exterior windows fabricated with aluminum frames without divided lites. A second story was added to the garage in the early 1980s and it now serves as an accessory dwelling unit.

At this hearing, the Applicant requested Board approval of the following items:

- 1) Remove 1,570 square feet of non-historic elements surrounding the adobe core structure.
- 2) Construct 240 square feet of portal additions to the east and south façades.
- 3) Install wooden-clad, divided-lite windows and doors.
- 4) Raise the yard wall height to 5’7” on the west property line.
- 5) Remove the south property line coyote fence and replace it with a 5’7” masonry wall.
- 6) Construct a 5’7” coyote fence on the north property line.
- 7) Remove the east property line wooden fence and replace it with a 5’7” coyote fence.
- 8) Re-stucco the two-story guesthouse to match the existing main structure.
- 9) Raise the roof of the main residential structure to 13’10” where the maximum height allowed is 13’11”.

**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: The 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 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 Items # 1-9 as set forth in the application.

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

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Cecilia Rios, Chair

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Date

FILED:

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Andréa Salazar  
City Clerk

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Date

APPROVED AS TO FORM:

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Frank Ruybalid  
Assistant City Attorney

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Date