

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

Case # 2024-8322-HDRB

Address – 5 Cerro Gordo Rd.

Agent’s Name – Gregory Waits

Owner/Applicant’s Name – Randy Sadler

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on July 23, 2024.

BACKGROUND

The property at 5 Cerro Gordo Rd. has a 2,782-square-foot Spanish Pueblo Revival style residential structure that is designated as significant to the Downtown and Eastside Historic District. The home was built before 1924 and is the former home and studio of Santa Fe artist Sheldon Parsons. The home is characterized by a flat roof with parapets, earth tone stucco, a long portal on the west elevation, and other elements of the Old Santa Fe Style. The studio and home are now two living units, addressed as 3 Cerro Gordo Rd. and 5 Cerro Gordo Rd. A free-standing casita on the property has the address 1 Cerro Gordo Rd.

A 1993 Historic Building Inventory noted its significant historic status, indicated that the property had been well maintained and that most alterations were made to the property by Parsons by the 1930s. The HDRB approved a rehabilitation and repair project in 2001, which included structural repair of the garage roof on the main building, replacement of non-historic windows and doors, and re-roofing and re-stuccoing for both buildings. See Case # H-01-54. The property was considered significant at that time, but afterward was erroneously designated on the City’s Buildings Historic Status map as non-contributing. The HDRB corrected this error, re-affirming the property’s significant status in a hearing January 25, 2005. See Case # H-05-16.

The HDRB approved the installation of pedestrian gates, construction of coyote fences and the reconstruction of a stone wall on the property in a hearing November 12, 2013, on Case # H-13-096. On December 13, 2016, the Board approved changes in windows and the addition of 51-square-foot bathroom to the east elevation of the home, finding that an exception to add to a primary elevation had been met. In a modification to the 2016 approval, the Board on September 12, 2017, approved a second-story expansion for a similar-sized bathroom addition, also on the east elevation. See Case # H-16-101.

The Applicant now requests Board approval of the following items:

1. Construct a 350-square-foot free-standing garage to a height of 9’0”. The new garage would have a flat roof with parapets, openings on the north and south elevations, a 4’6” x 2’6” opening on the west elevation and solid wall massing on the east elevation. The new garage would be finished with cementitious Buckskin or Sto Suede stucco to match the existing residence. The new garage would be separated from the existing structure by six inches, and a

buttness at the street-facing wall of the existing, adjacent garage would conceal the six-inch separation.

2. Construct a stone wall to retain the north side of the excavation, to match the existing low stone wall along the driveway.

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 project and recommended a finding 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 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 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.
8. The Applicant did not apply for an exception to the Historic Districts Code, which prohibits additions to primary facades or attached to a significant portion of a historic structure. See SFCC Sections 14-5.2(D)(2)(c-d). The Applicant claimed that the six-inch detachment from the existing structure made these Code sections inapplicable.
9. The Board finds that due to the close proximity of the proposed new garage structure, with the separation concealed by a buttness, the new garage would appear to be an attachment to the existing, significant structure, in disregard for SFCC Sections 14-5.2(D)(2)(c-d).
10. The Board finds that the proposed new garage structure could cause the adjacent significant structure at 3 Gerro Gordo Rd. and 5 Cerro Gordo Rd. to lose its significant historic status, and alterations that cause a significant or contributing structure to lose its historic status are prohibited by SFCC Section 14-5.2(D)(1).
11. 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.

12. 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 not 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 denies Items # 1-2 as set forth in the application.
3. The denial of this application shall not prohibit the Applicant from excavating and adding retaining walls to create parking for two vehicles at the same location and in the same footprint, but not covered by the garage, if approved in a future application and it satisfies all other City Code requirements.

**IT IS SO ORDERED ON THIS 26th DAY of NOVEMBER, 2024, BY THE
HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Cecilia Rios, Chair

Date

FILED:

Andrea Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date