

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

Case # 2024-8705-HDRB

Address – 807 Gildersleeve St.

Agent’s Name – A. Christopher Purvis, Architect

Owner/Applicant’s Name – Brady McCartney and Nancy Coeey

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on August 13, 2024.

BACKGROUND

The single-family residence and its associated accessory structure at 807 Gildersleeve St., built around 1942, are shown on the City GIS-system historic status map as non-contributing to the Don Gaspar Area Historic District. Although a 2024 Historic Cultural Properties Inventory describes the structures as contributing, no cases have been found for the property and there is no indication of a previous status review. Therefore, the Historic Preservation Staff has determined that the current status is non-contributing. The Applicant has applied to the HDRB for status review of the accessory structure, originally built as a garage, and designation of its primary façades, if applicable.

The 450-square-foot accessory structure, built vernacularly in the Pueblo Revival style, is a wood-frame, one-car garage with a partitioned storage area holding three storage rooms. The 1960s wrap-around porch reflects a popular style of porches from that era, and it now qualifies as a historic structure due to its age. The garage area has a dirt floor, the center storage area has a wood floor, and the northern storage areas have a concrete floor. Fenestration is found only on the west and north elevations (façades 1 and 4). On the west elevation (façade 4) the former garage door opening is filled with boards with a section cut for a pedestrian door. The central storage room is entered through a wood panel door on the west elevation and adjacent is a six-lite, non-operable wood-sash window. The north side (façade 1) holds two identical three-panel wood doors. The porch extends 5’ from the building face and is supported by wood posts on concrete bases. Atop the posts are decorative corbels made of thin, shaped pieces of wood.

Staff finds that the garage structure reflects the evolution of the property over time and the changing use of the structure. Therefore, the Staff recommends a finding that the structure is historically contributing. The Staff notes its deep-set fenestrations at the doors, wood window, simple design, and wrap-around porch. The portal addition is reflective of its time in its design but stays true to the overall Spanish-Pueblo Revival Style architecture of the main building.

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. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the accessory structure be upgraded to contributing and that the west façade (façade 4) including all fenestrations and the portal, and excluding the non-historic wood garage door, be designated as the primary façade, per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.
3. This application is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.”
8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in an H district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.”
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a “non-contributing structure,” contrary to the Staff’s recommendation. The Board finds that due to its many alterations the structure has insufficient historic integrity to qualify as contributing, and it does not add to the historic associations or historic architectural design qualities significant for the district.
11. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review 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 grants the Applicant’s request to the structure’s historic status.

3. The Board maintains the structure’s historic status as non-contributing.

IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 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