

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

Case # 2025-10948-HDRB

Address – 800 Gildersleeve St.

Agent’s Name – Jennifer Salimbene

Owner/Applicant’s Name – Shane Woods and Gabe Rippel

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on August 26, 2025.

BACKGROUND

The single-family residence and detached garage at 800 Gildersleeve St. are listed as contributing to the Don Gaspar Area Historic District. The main structure and garage were built sometime before 1928 in the Spanish Pueblo Revival style, as seen in the battered walls, stepped parapets, recessed openings, projecting viga tails, historic wood windows, and sculpted chimney. The primary façades on the main structure are the east and south façades, and, on the garage, the east façade. These were designated in Case # H-15-073-A, heard by the Board August 25, 2015.

The property was issued a Stop Work Order (or “red tag”) due to non-permitted work in which four historic wood windows on the south primary façade were removed and apparently discarded. The Staff has been working with the property owners and Applicant to rectify the situation, and the Applicant has requested two exceptions for the removal of historic material and for repairing historic windows on a primary façade. The Staff is requesting the historic windows that were removed be replaced in kind to what was previously preserved on the southern façade in the 2015 HDRB case.

At this hearing, the Applicant requests Board approval for the removal of historic material on a primary façade of a contributing structure, which requires two exceptions, to SFCC Sections 14-5.2(D)(1)(a), prohibiting the removal of historic material, and 14-5.2(D)(5)(a)(i), requiring historic windows to be repaired or restored wherever possible. The Applicant requests approval for other items, as listed below:

- 1) Replace historic windows on the south primary façade with Sierra Pacific windows such as those already in place throughout the residence. Replacements shall match the design and style of the historic windows that were removed. The Applicant requests two exceptions, to SFCC Sections 14-5.2(D)(1)(a) for removal of historic material and 14-5.2(D)(5)(a)(i) for replacement of historic windows in repairable condition.
- 2) Install a new mini-split HVAC system to improve energy efficiency.
- 3) Install exterior lighting, which will consist of classic-style open-frame cylindrical fixtures housed within square diffusers.
- 4) Re-stucco around the window frames to match the existing cementitious stucco, in Adobe color.
- 5) Infill the exterior door currently located on the west wall of the garage. This door is not

located on a primary façade, and its removal would have no impact on the street-facing appearance of the structure.

- 6) Install a Martin Pinnacle garage door, featuring eight vertical v-groove panels in a walnut wood grain finish.

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 concluded that all the exception criteria have not been met, but the Board may find that they have been met upon further testimony. The Staff recommended approval of project elements 2 through 6, as they comply with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 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. The Applicant removed historic material on a primary façade of a contributing structure without Board approval or a construction permit, and now seeks retroactive approval for replacement of windows in-kind.
9. Under SFCC Section 14-5.2(D)(1)(a), the removal of historic material that embody the status of a significant or contributing structure is prohibited; and under SFCC Section 14-5.2(D)(5)(a)(i), historic windows on primary façades of contributing structures shall be repaired or restored wherever possible.
10. Staff determined that two exceptions to SFCC Section 14-5.2(D)(1)(a) and 14-5.2(D)(5)(a)(i) would be required for approval of the application, and the Applicant requested these two exceptions.
11. To obtain these exceptions, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met.

12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board agrees with Staff's finding that the Applicant has conclusively demonstrated that all exception criteria have been met.
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the replacement windows match the design and appearance of the windows that were removed. Any necessary changes will be made using materials and methods that are compatible with the historic fabric;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare, because it is likely impossible to recover and restore the windows that were removed, one was broken accidentally, and replacement in-kind is the only feasible solution. The windows must be replaced promptly, otherwise conditions left unaddressed could negatively impact the long-term preservation of the structure and potentially pose safety concerns; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts, because the replacement windows have double-pane glazing, a high thermal quality, and will contribute to the safety, comfort, energy efficiency and ongoing use of the property.
13. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met.
14. 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.
15. 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.
16. 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 # 1-6 as set forth in the application, as recommended by Staff, with the following additional conditions:
 - a. The window color be shown to the City Historic Preservation Staff for confirmation that it matches the color (hemlock green) on the other, existing windows;

- b. The replacement windows must match the existing window openings and the size of the windows that were unfortunately removed; and
 - c. The replacement windows be wood, true divided-lite, not clad, such that the replacements are in-kind to the windows that were removed, except that thermal, double-paned glass may be used.
3. The Board grants the exception requested in the application for project element # 1.

IT IS SO ORDERED ON THIS 9th DAY of JUNE, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date