

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

Case # 2024-8740-HDRB

Address – 1400 D Cerro Gordo Rd.

Agent’s Name – A. Christopher Purvis, Architect

Owner/Applicant’s Name – Rick Brenner

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

BACKGROUND

The single-family residence at 1400 Cerro Gordo Road Unit D is listed as non-contributing to the Downtown and Eastside Historic District. The structure was built in the early 2000s in the Recent Santa Fe and Pueblo Revival Styles as seen in the construction materials, flat roof, rounded parapets, and recessed, divided-lite doors and windows.

Originally built at 1,860 square feet, the Board approved a 702-square-foot addition on the easternmost corner in 2004. See Case # H-04-091 (then addressed as 1400½ Cerro Gordo Rd.). The addition included a bedroom and bathroom suite in the Recent Spanish Pueblo Revival style. The maximum height of the addition was 12’6” tall. Maximum height for the streetscape (a 300-foot radius, in accordance with SFCC Section 14-5.2(D)(9)(a)(ii)(D)) is 15’7”.

At this hearing, the applicant requests Board approval of the following items:

- 1) Construct a 600-square-foot detached garage to a height of 12’6” on the western quadrant of the lot, opening to the northeast.
- 2) Stucco the new structure with cementitious stucco, color El Rey Adobe.
- 3) Install wood-clad garage doors, color dark brown.
- 4) Install aluminum-clad windows, color dark brown.

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 # 1-4 as set forth in the application, as recommended by Staff.

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