

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

Case # 2024-8935-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 September 10, 2024.

BACKGROUND

The 450-square-foot accessory structure at 807 Gildersleeve St., built vernacularly in the Pueblo Revival style, is a stuccoed, wood-frame garage with a partitioned storage area holding three storage rooms. The main residence and the accessory structure are listed on the Buildings Historic Status map as non-contributing, and are on a lot at the southern edge of the Don Gaspar Area Historic District. The HDRB reviewed the historic status of the garage/storage structure in a hearing August 13, 2024, and voted to maintain the structure’s status as non-contributing due to its many alterations and insufficient historic integrity. See Case # 2024-8705-HDRB.

The Applicant proposes to convert the garage structure to a casita by:

1. Raising the parapet 5” from a height of 8’7” to a total height of 9 feet, and install roof insulation.
2. Replacing the two doors on the north elevation with wood TDL aluminum-clad white windows, and infilling the wall.
3. Converting the exposed plywood siding on the west elevation to a stuccoed wall with two wood TDL aluminum Clad white windows.
4. Installing a compressor on the north elevation behind a 42”-high coyote fence with varying tops.
5. Re-roofing the portal to match the existing granular cap sheet, tan color.
6. Staining the portal woodwork in a medium brown.
7. Stuccoing the casita in El Rey cementitious “Buckskin” color.

No work is proposed for the main residence in this project application.

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(H), Don Gaspar Area Historic Districts 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 Don Gaspar Area Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(H).
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, establish 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 # 1-7 as set forth in the application, as recommended by the 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