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

Case # 2025-11231-HDRB
Address – 330 Gormley Ln.
Agent's Name – Armando Gonzalez
Owner/Applicant's Name – Elizabeth Geier

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 27, 2026.

BACKGROUND

The single-family residence at 330 Gormley Ln. is listed as non-contributing to the Downtown and Eastside Historic District due to its modernity. The residence was built in 1989 on 0.18 acres in a Spanish Pueblo Revival style. A low yard wall at the front of the residence separates the driveway and east-side parking area by creating a courtyard between the garage and house. The property is lined with 6-foot-high coyote fencing on the north, south and west sides. The streetscape for the property is the entire length of Gormley Lane between Canyon Road and Acequia Madre. Gormley Lane is a narrow dirt road with houses constructed to the street. The houses face the road and are all in medium brown colors with white or brown trim, with wood elements in natural colors. The buildings along Gormley Lane are a variety of heights, with both single-story and two-story buildings.

In March of 2023, the Staff issued a Stop Work Order ("red tag") for the construction of a pergola on the northwest corner of the property and a portal on the south elevation. After a delay due to staff turnover, Senior Planner Lani McCulley worked with the applicant to include all aspects of the work done without approval in an application for retroactive approval. There have been further delays due to travel and document completion. The Applicant requests retroactive approval of the following:

1) Construct a 144-square-foot pergola on the northwest corner of the lot. The pergola is constructed of wood beams with an open roof in a natural color. The pergola will have no stain or paint. The pergola is currently located within the required building setback and must be relocated to meet the setback requirements.
2) Construct a 248-square-foot portal on the southwest corner of the residence. The portal's roof slopes to the south and holds 6-inch, low-profile canales. The portal is white.
3) Install exterior lighting on the portal.
4) Install solid-wood pedestrian gates ranging in height from 5'10" to 6 feet in the 6-foot-high latilla fence on the north and south of the residence and one interior property fence.

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 with the condition that the pergola be relocated to meet the required setbacks, and otherwise finds 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. 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 to the exterior recommended by the Board be made in the proposed work, and no permit shall issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. 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.
9. 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 # 1-4 as set forth in the application, as recommended by Staff, with the following additional conditions:
    a. The pergola shall be relocated so as to meet the applicable setback requirements.

IT IS SO ORDERED ON THIS 27th DAY of OCTOBER, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____

Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas, City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney