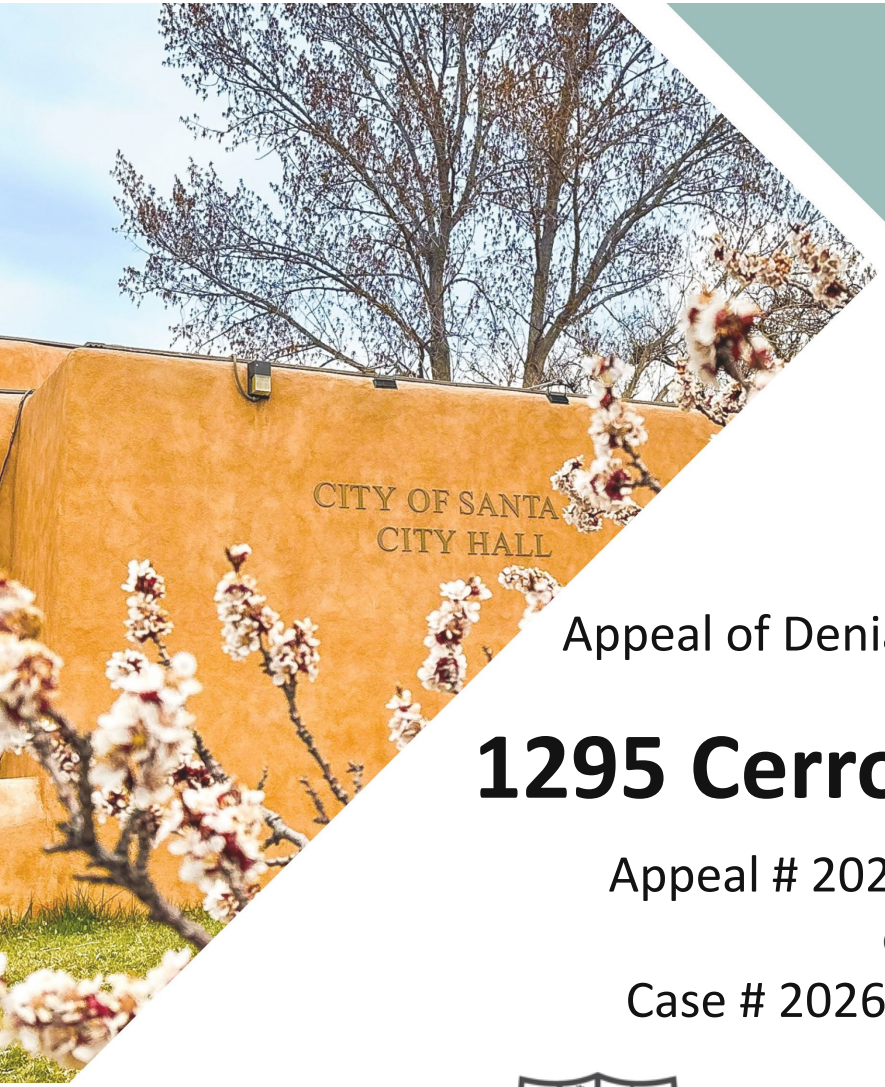




Appeal of Denial for Alterations

at

1295 Cerro Gordo Rd.

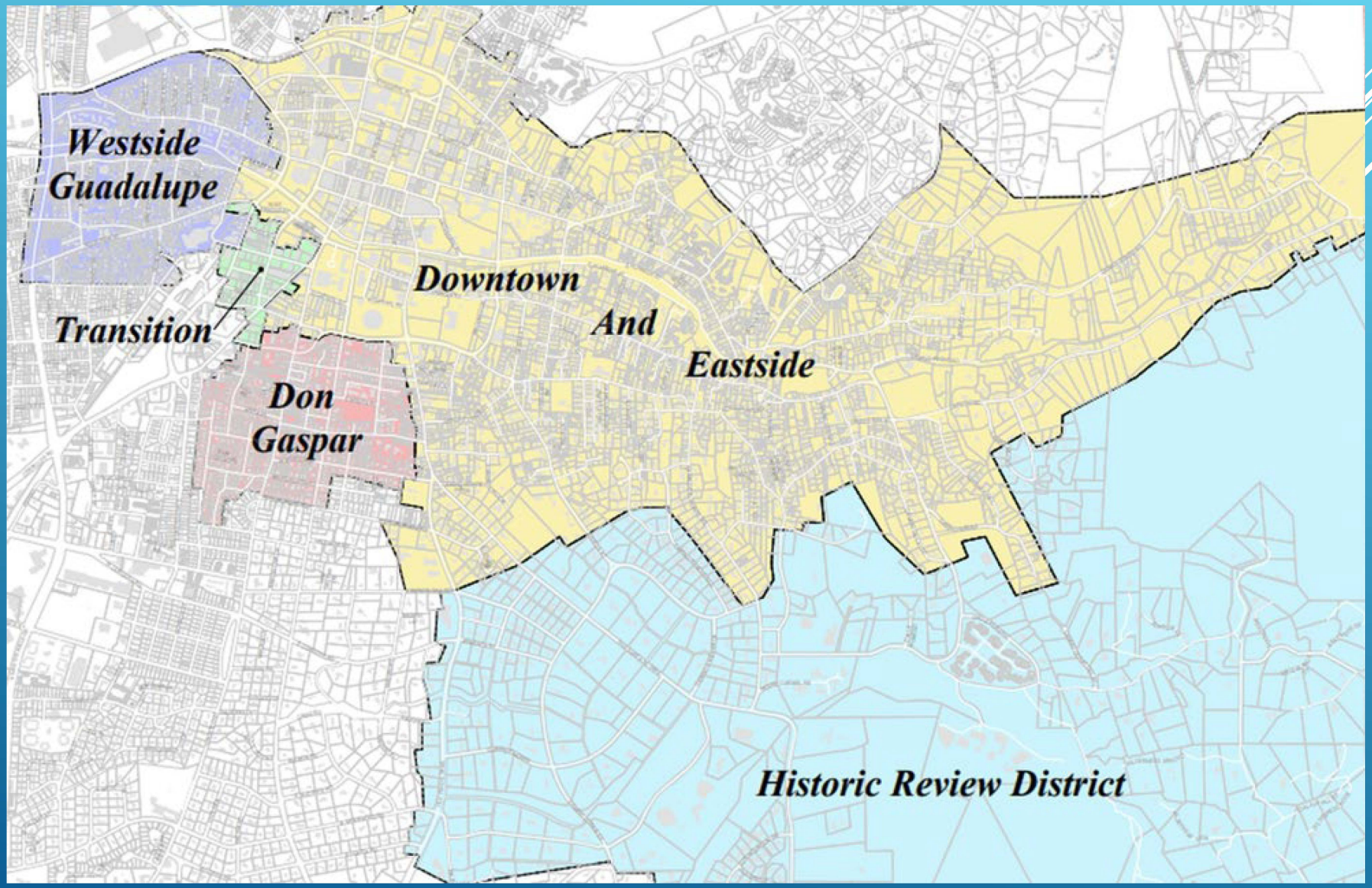
Appeal # 2026-12870-APPL

of

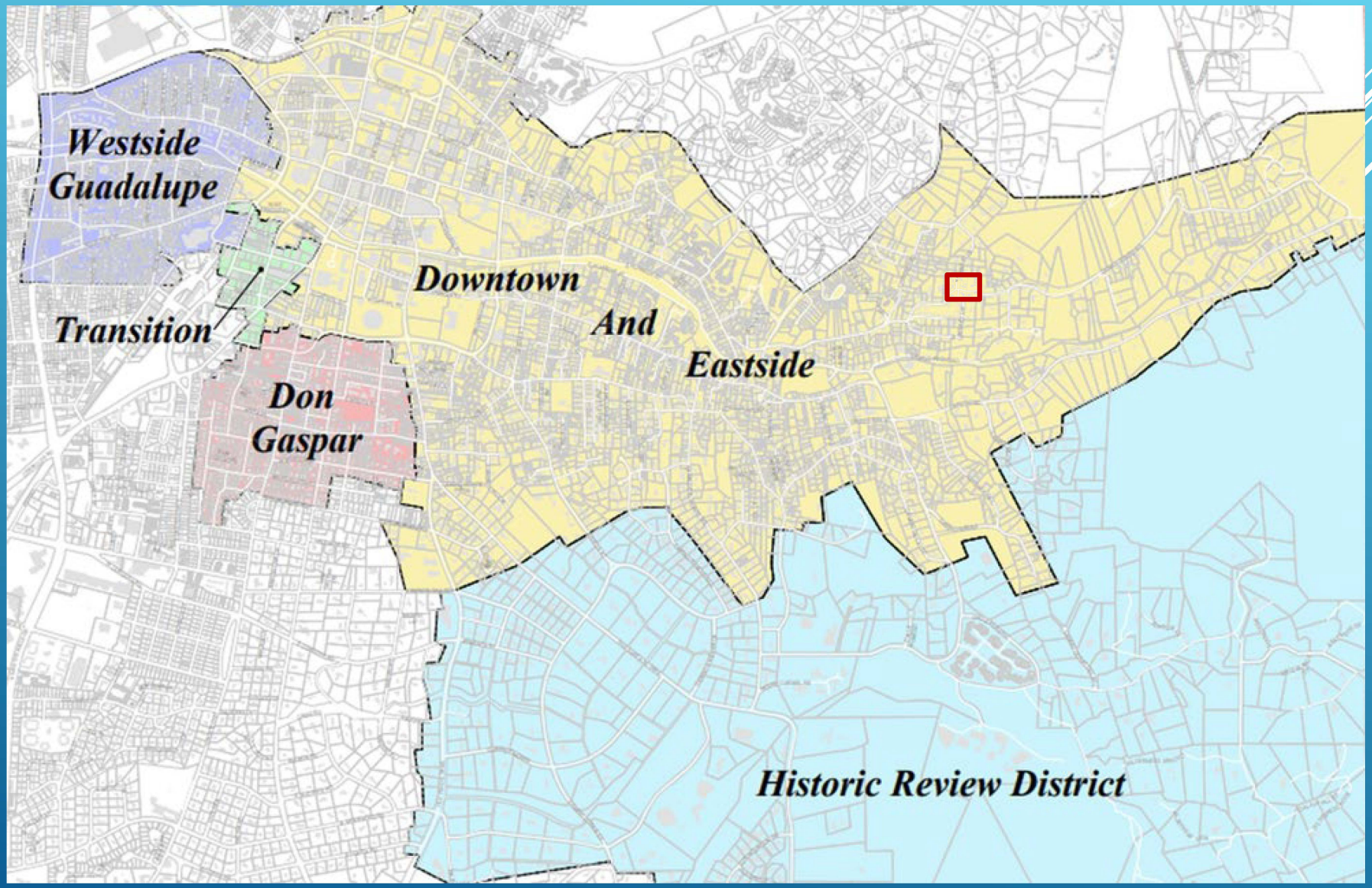
Case # 2026-12571-HDRB

CITY OF SANTA FE

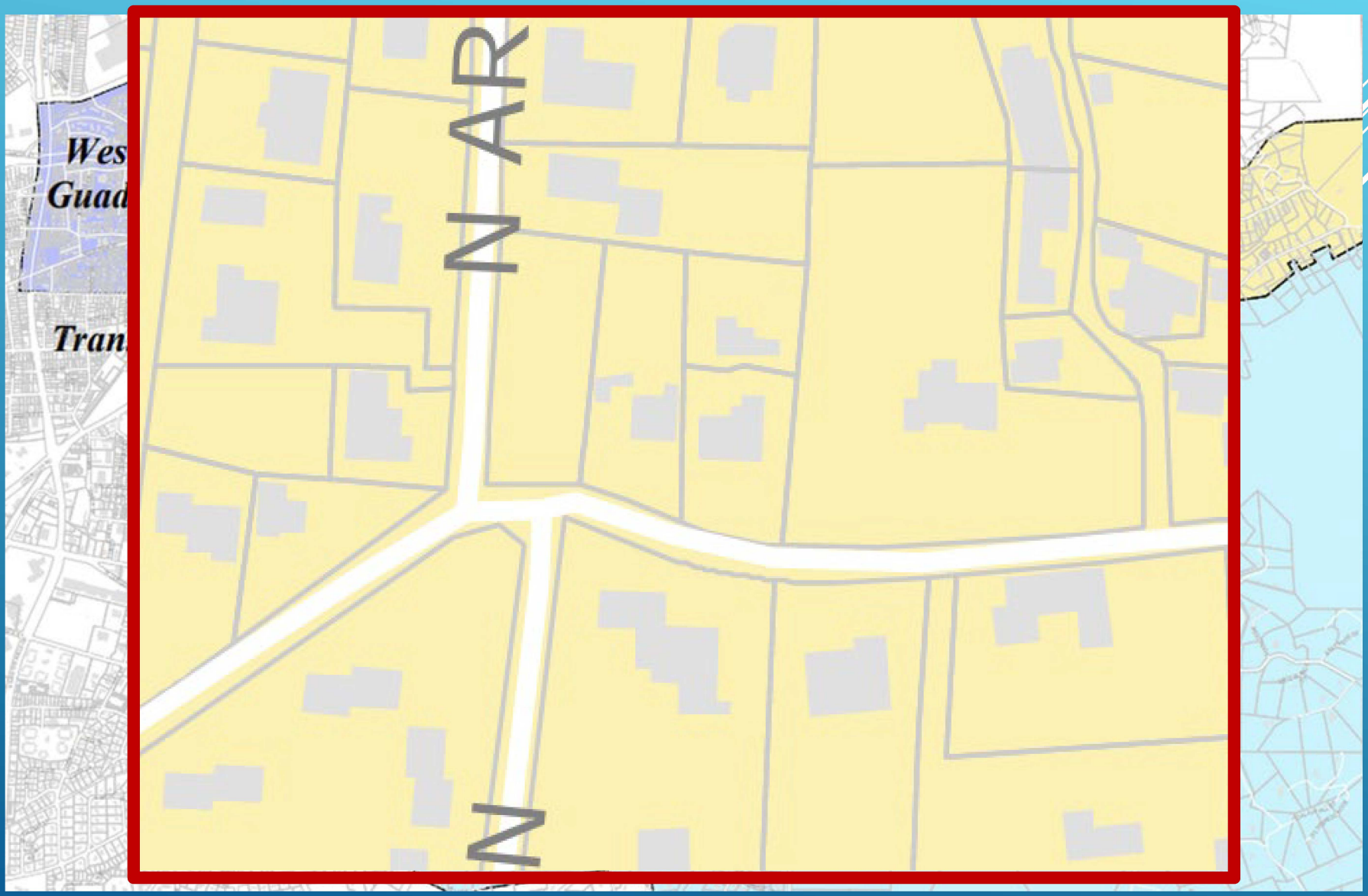
Santa Fe Historic Districts



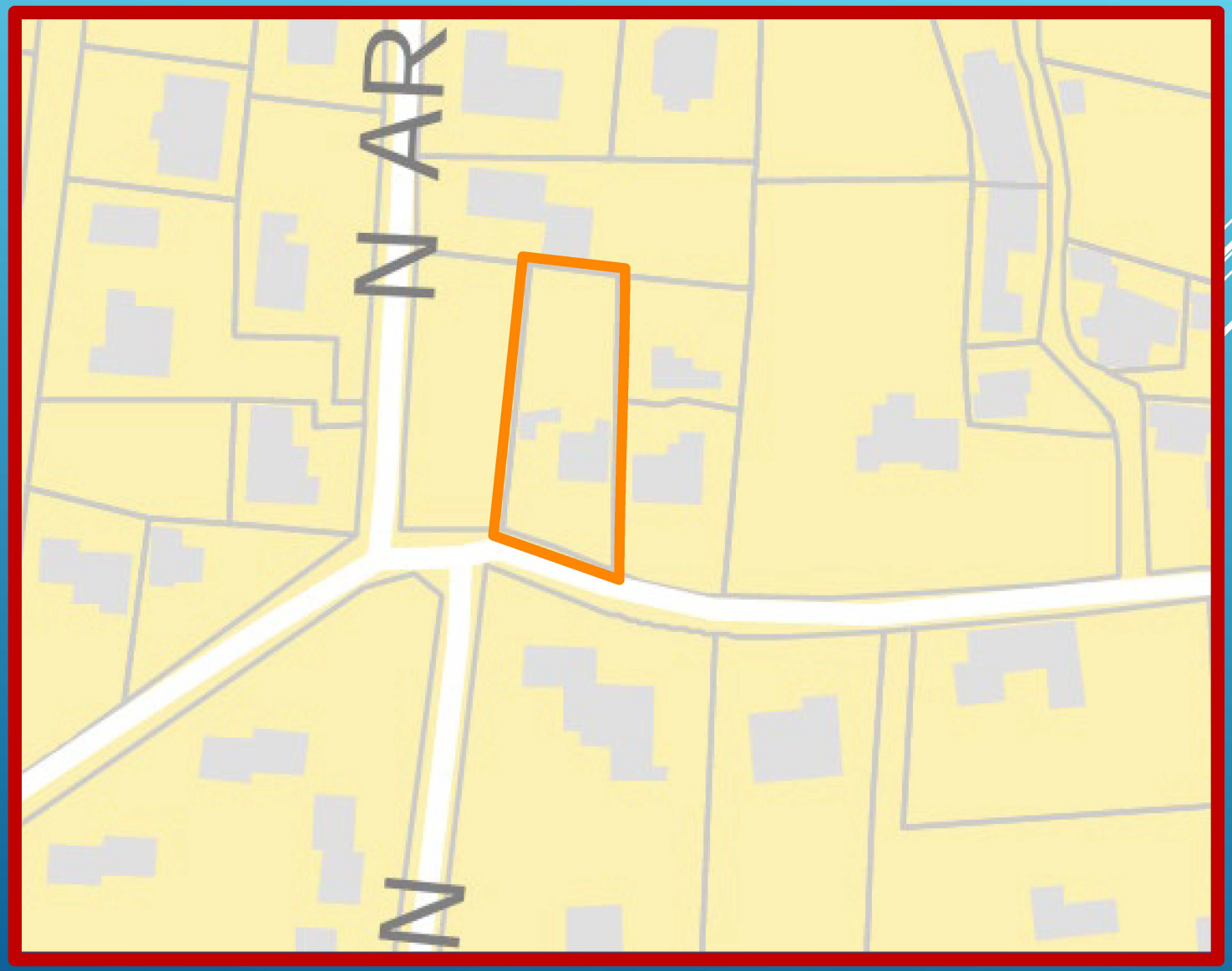
Santa Fe Historic Districts



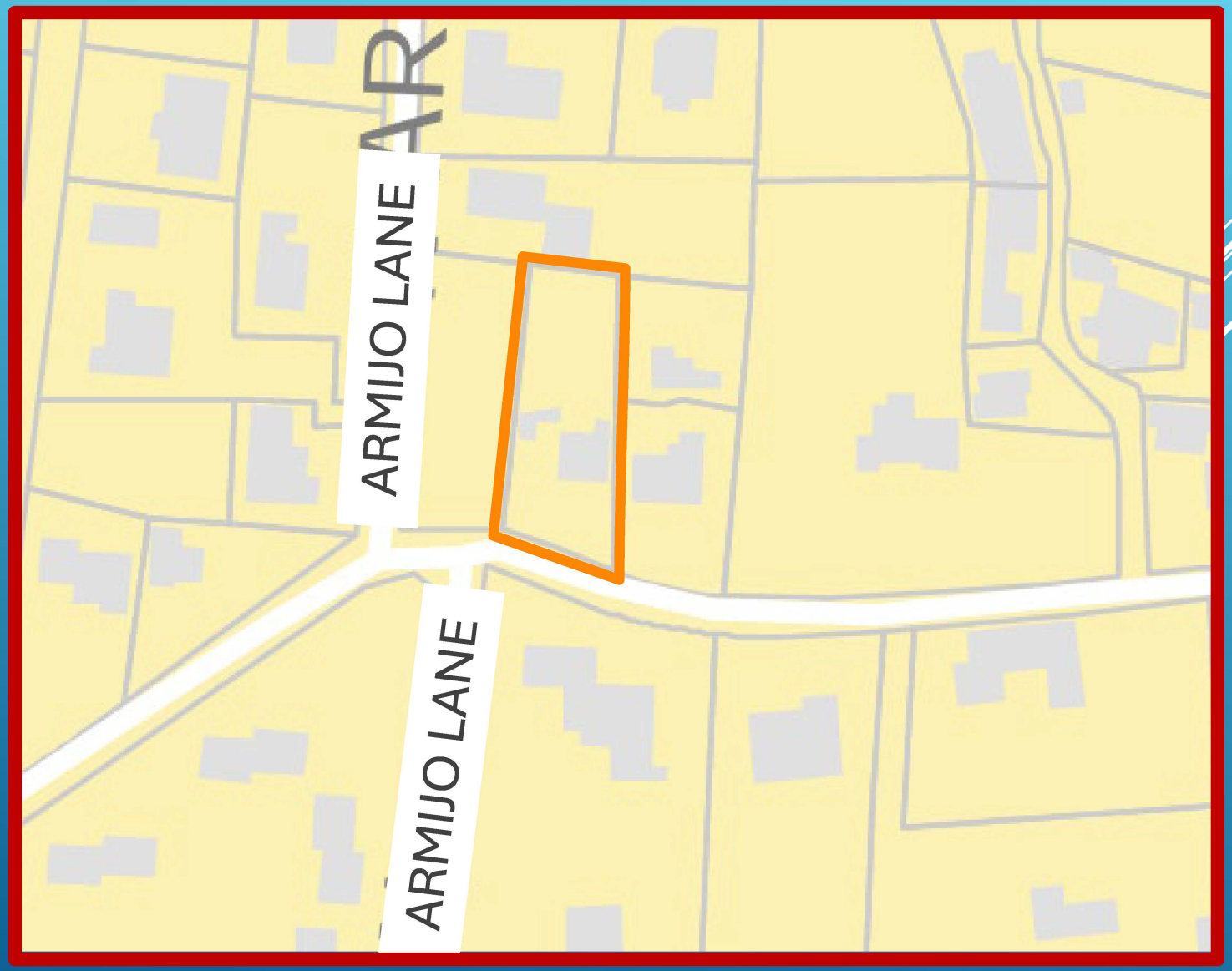
Santa Fe Historic Districts



Santa Fe Historic Districts



Santa Fe Historic Districts



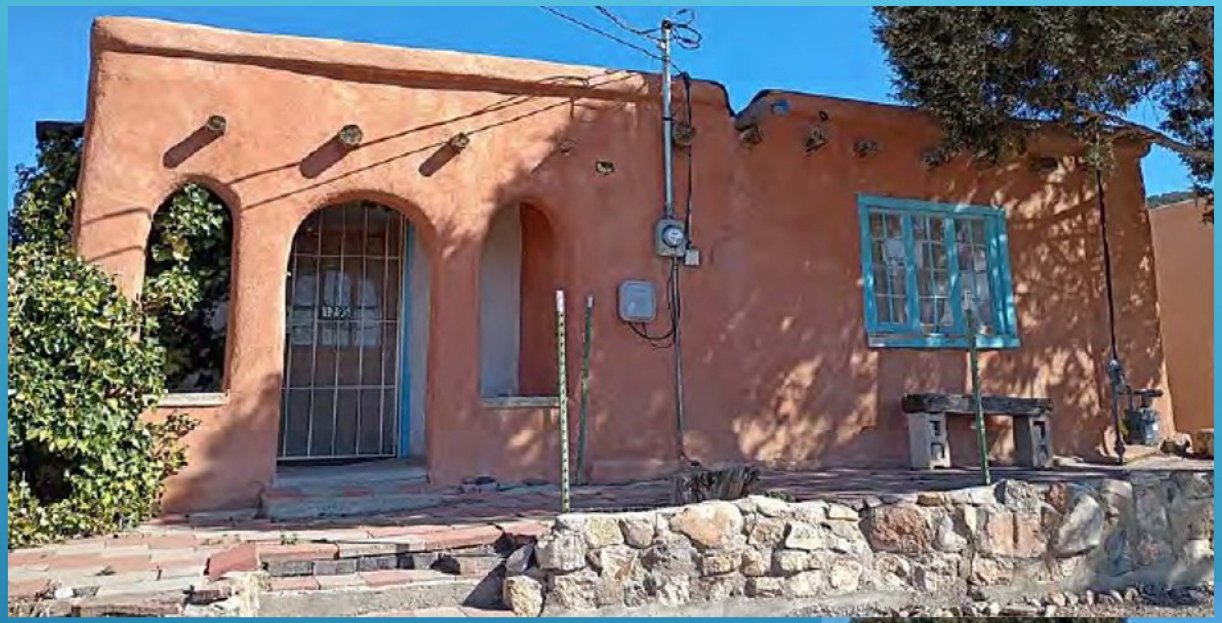
Santa Fe Historic Districts



1295 Cerro Gordo Rd.
Downtown & Eastside Historic District



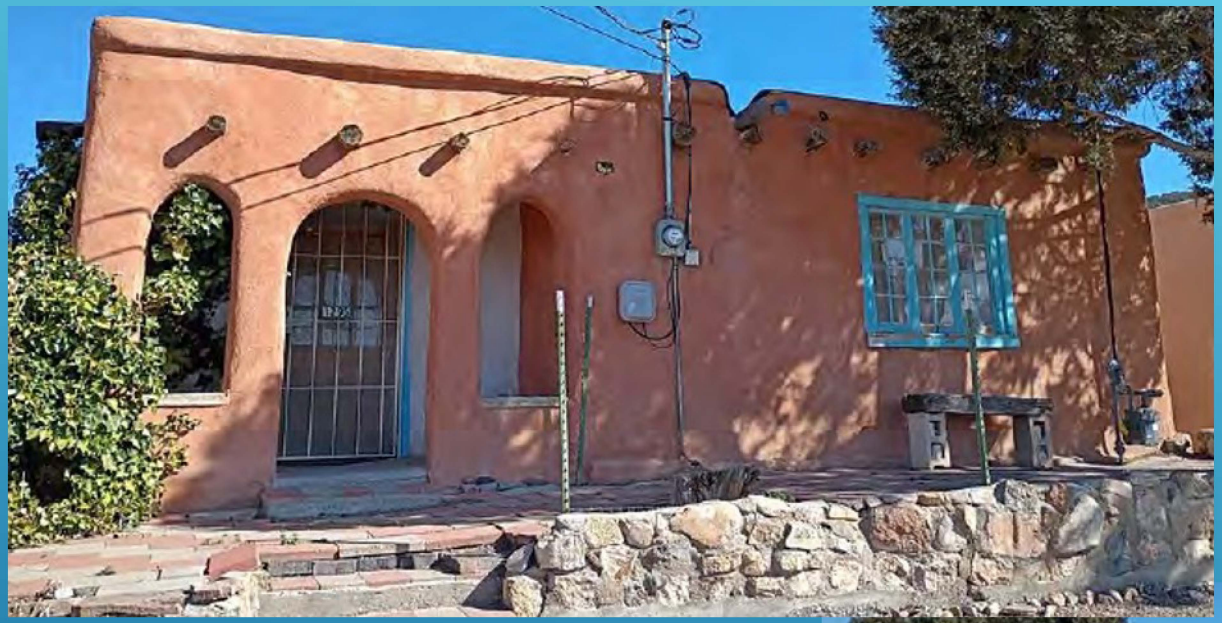
1295 Cerro Gordo Rd.
Downtown & Eastside Historic District





South and East Primary Elevations

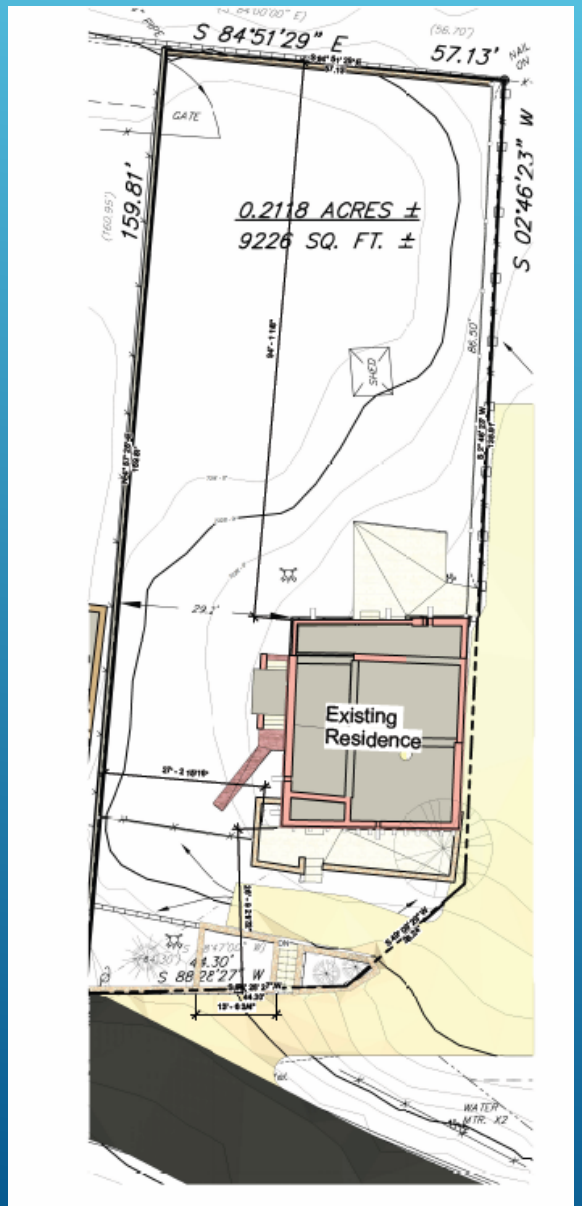
1295 Cerro Gordo Rd.
Downtown & Eastside Historic District



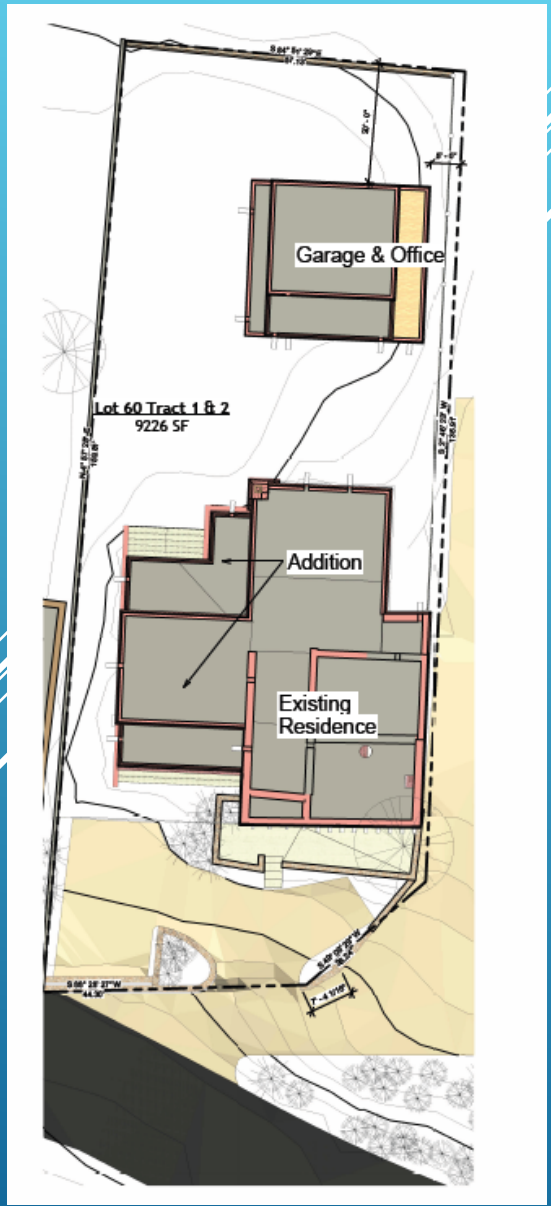


South and East Primary Elevations

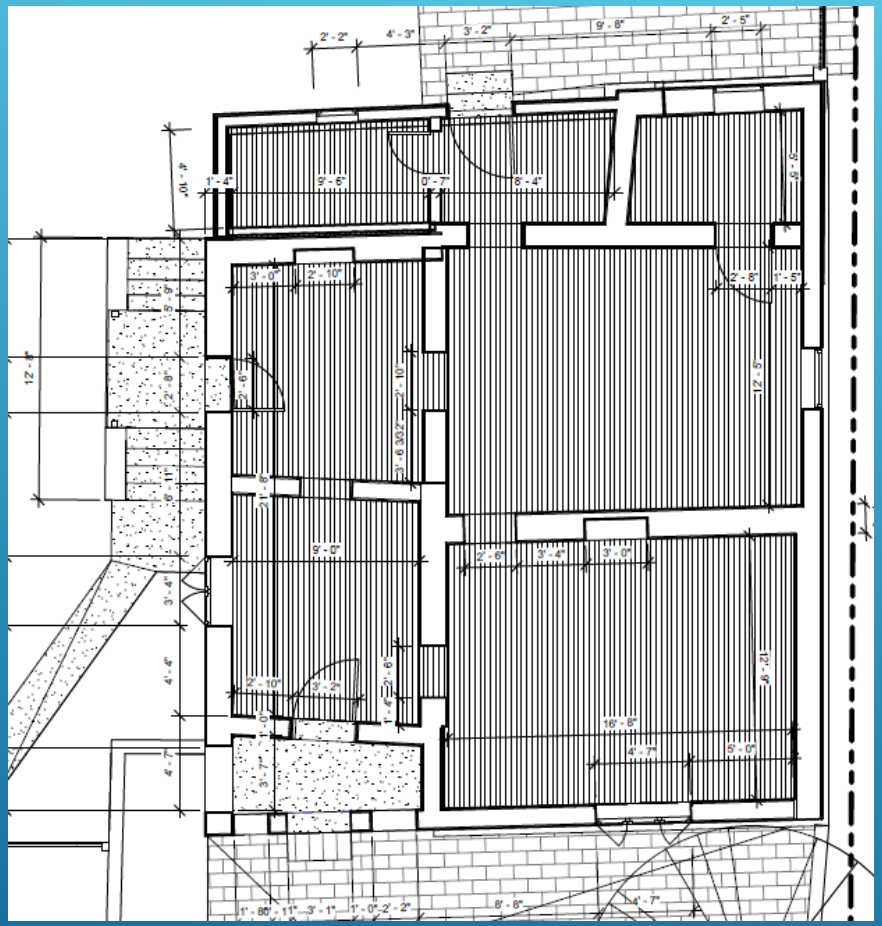
CASE 2026-012571-HDRB, 1295 CERRO GORDO ROAD DOWNTOWN AND EASTSIDE HISTORIC DISTRICT

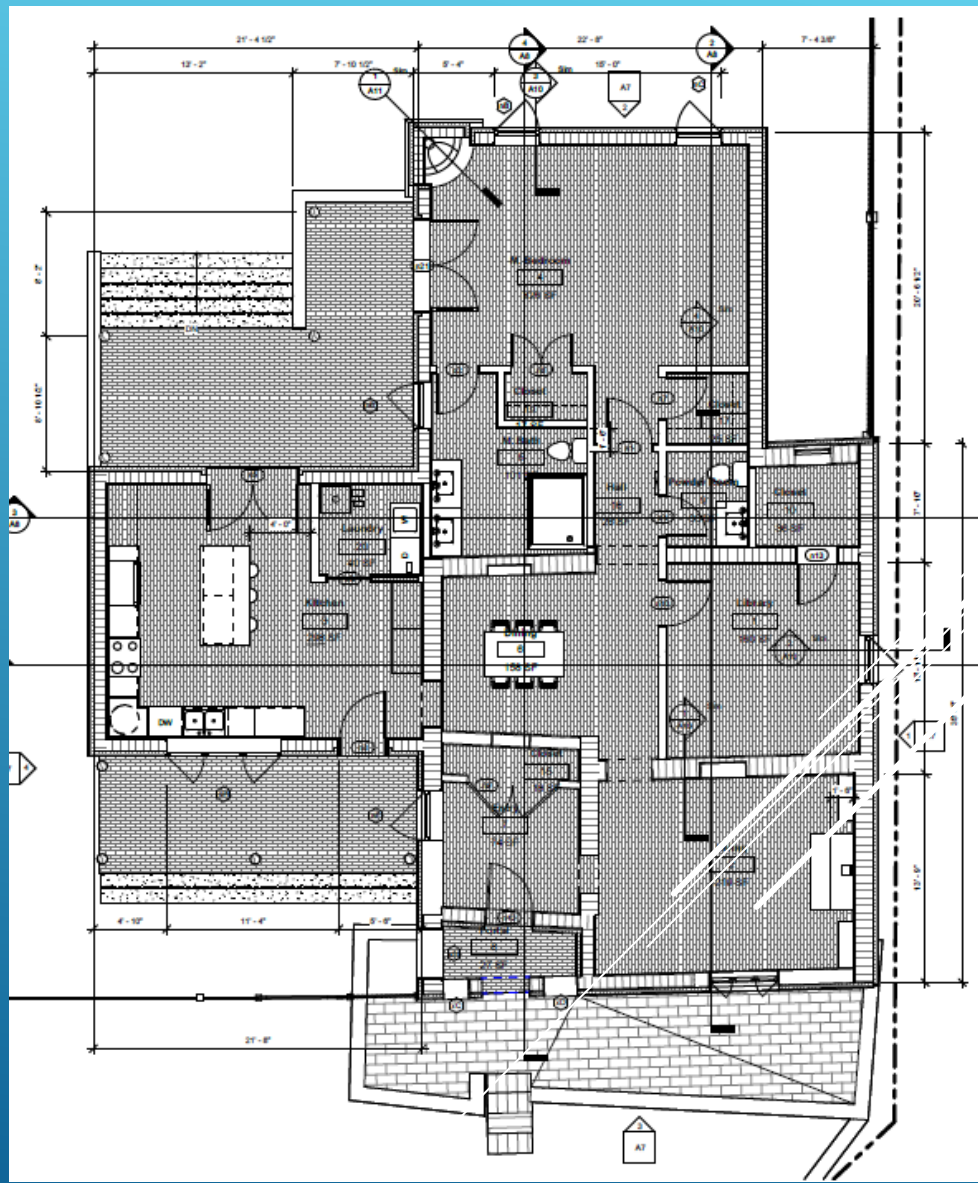


Existing and Proposed Site Plans



Case 2026-012571-HDRB, 1295 Cerro Gordo Road Downtown and Eastside Historic District

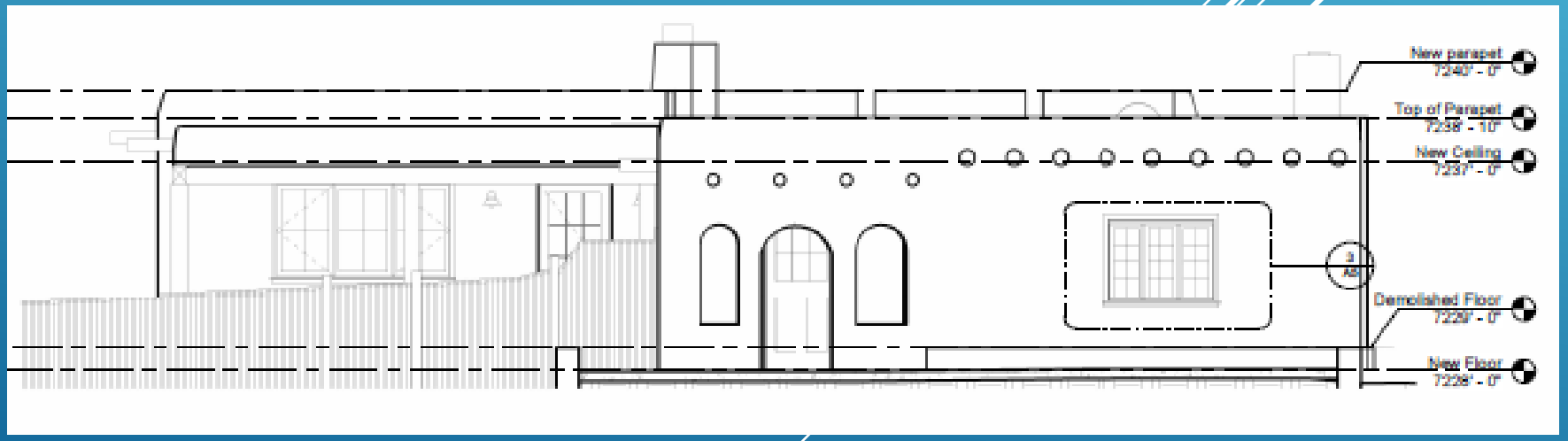




Existing and Proposed Site Plans

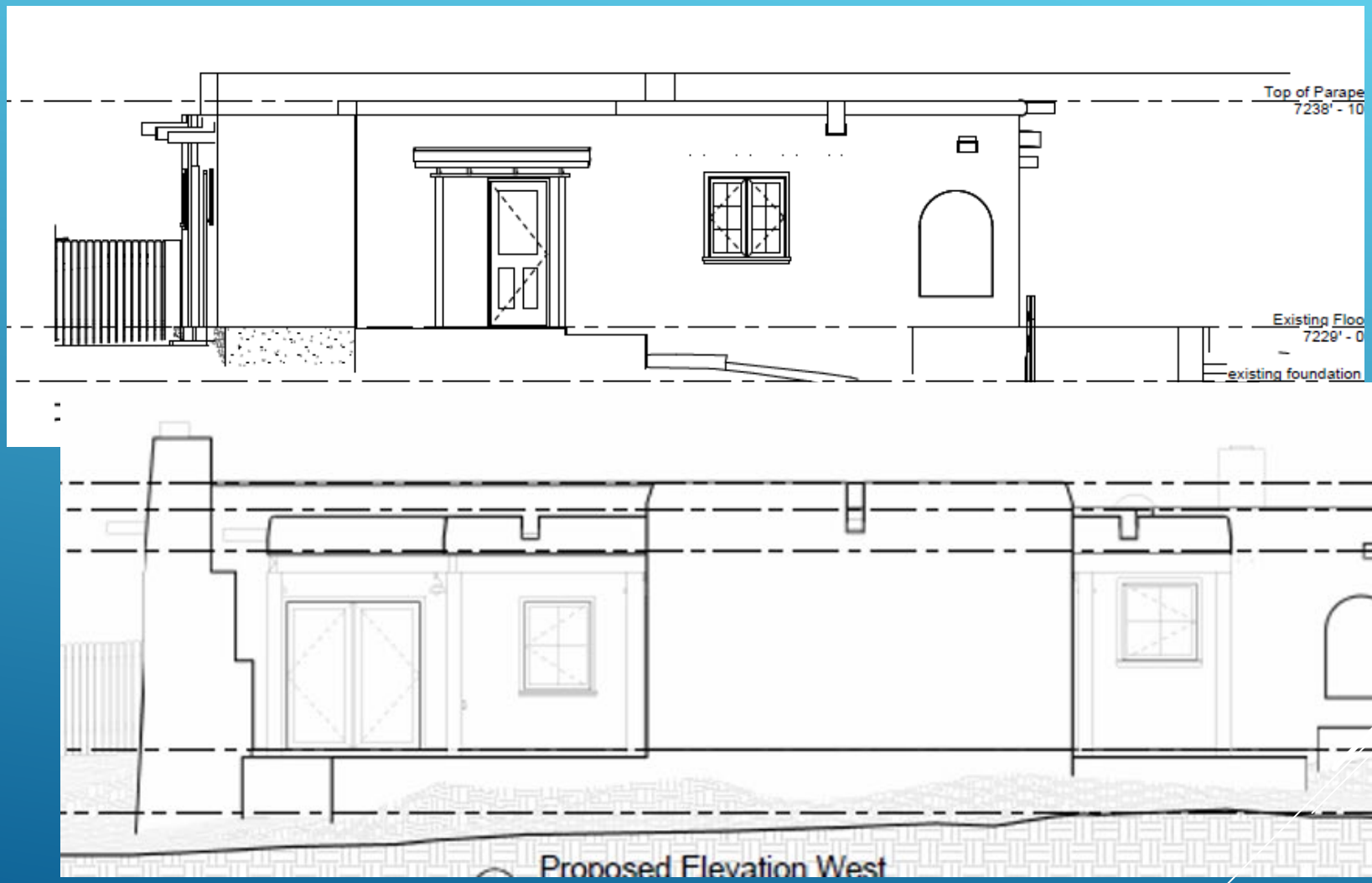
CASE 2026-012571-HDRB, 1295 CERRO GORDO ROAD DOWNTOWN AND EASTSIDE HISTORIC DISTRICT





Existing and Proposed South Elevation

Case 2026-012571-HDRB, 1295 Cerro Gordo Road Downtown and Eastside Historic District



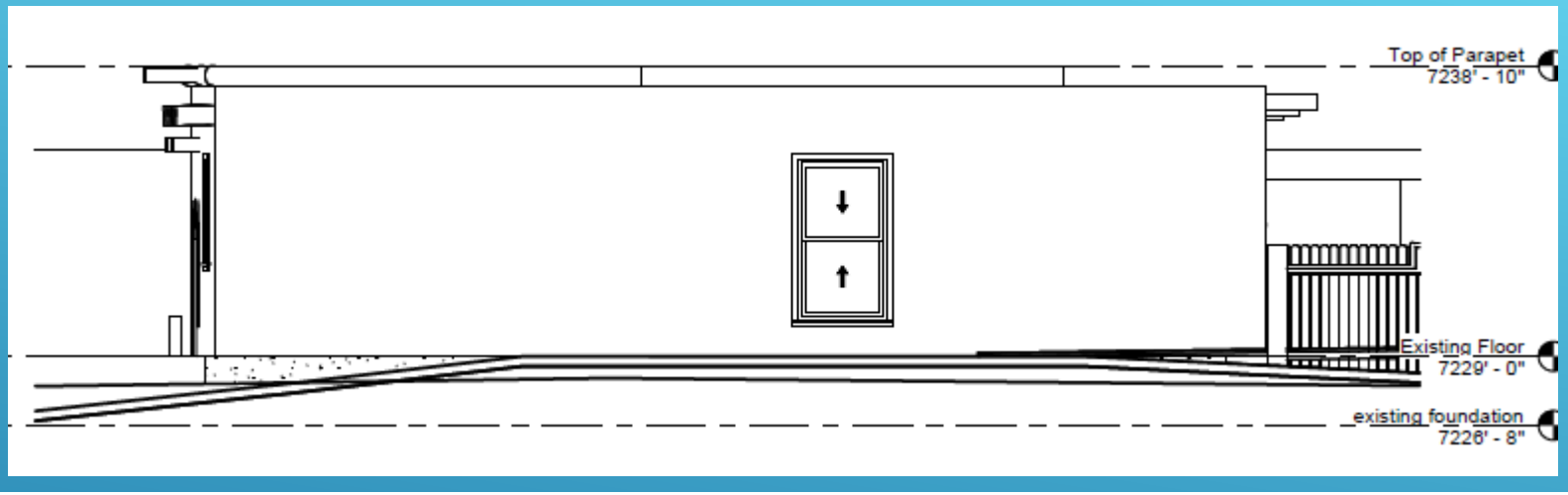
Existing and Proposed West Elevation

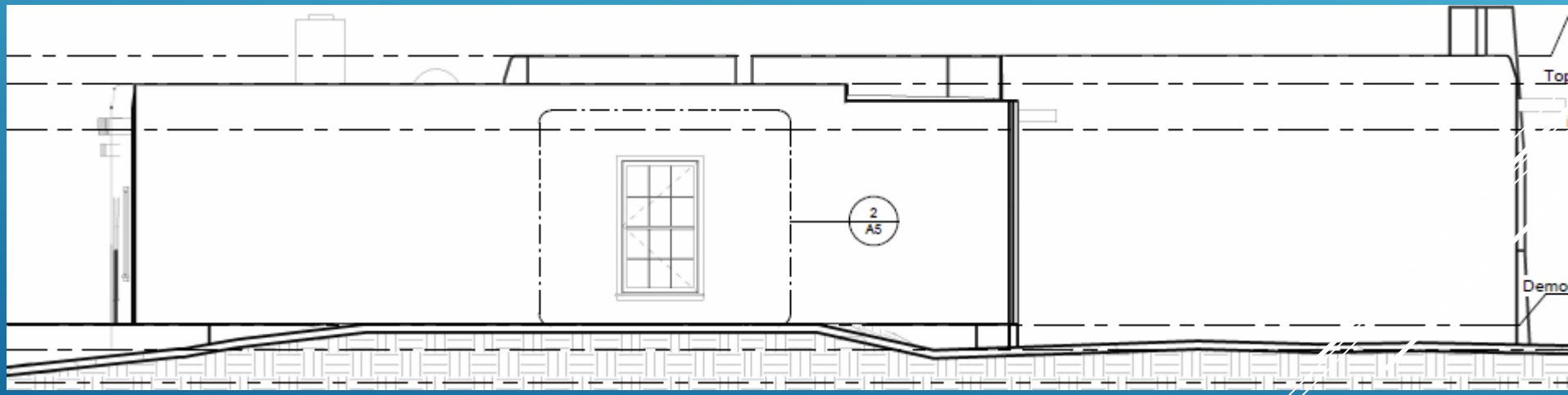
Case 2026-012571-HDRB, 1295 Cerro Gordo Road Downtown and Eastside Historic District



Existing and Proposed North Elevation

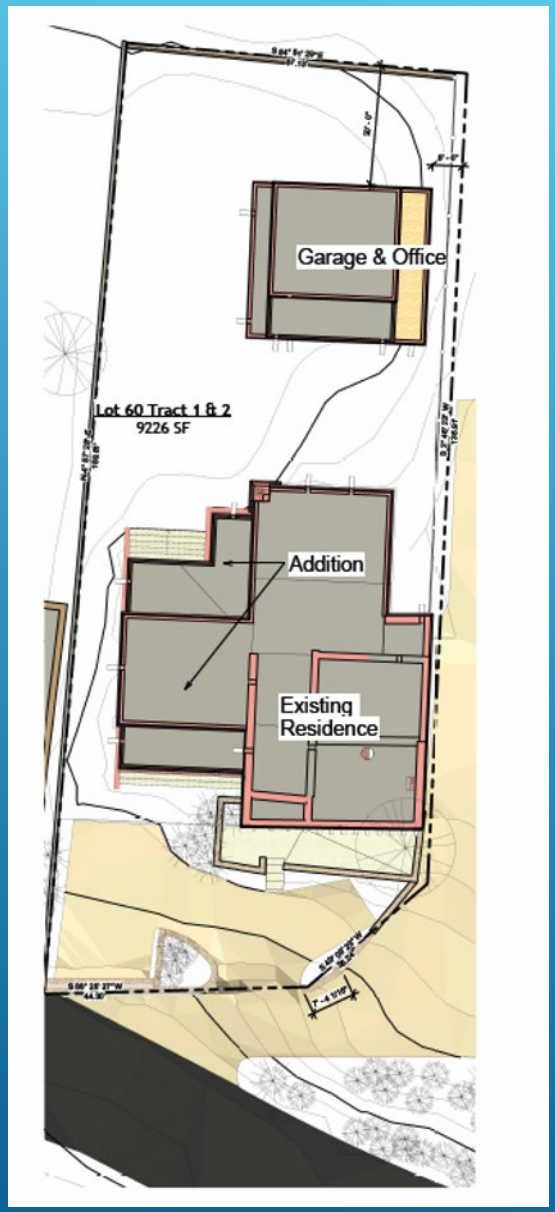
Case 2026-012571-HDRB, 1295 Cerro Gordo Road Downtown and Eastside Historic District





Existing and Proposed East Elevation

Case 2026-012571-HDRB, 1295 Cerro Gordo Road Downtown and Eastside Historic District



CASE 2026-012571-HDRB, 1295 CERRO GORDO ROAD DOWNTOWN AND EASTSIDE HISTORIC DISTRICT

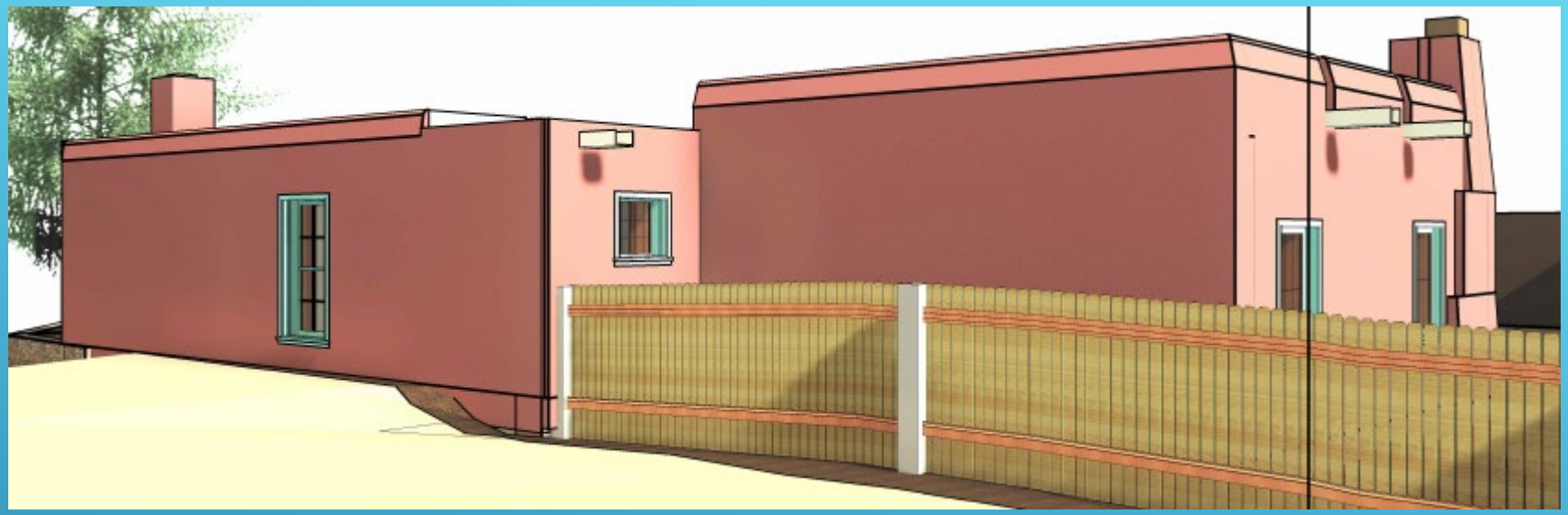






Site Plan Rendering

Note: the rear structure is withdrawn from this application



North Elevation



West Elevation



South Elevations

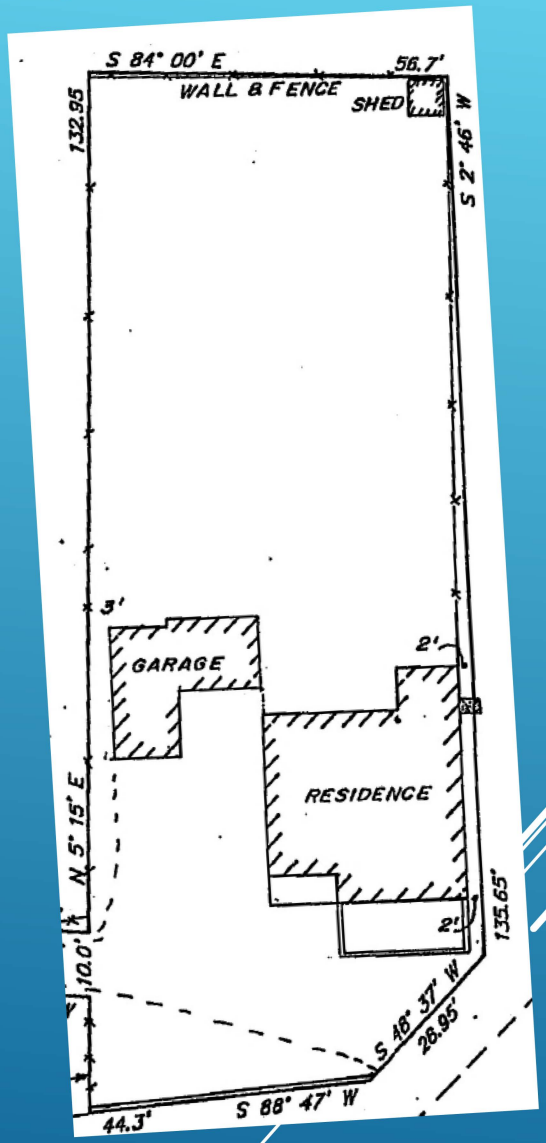


Case 2026-012571-HDRB, 1295 Cerro Gordo Road Downtown and Eastside Historic District



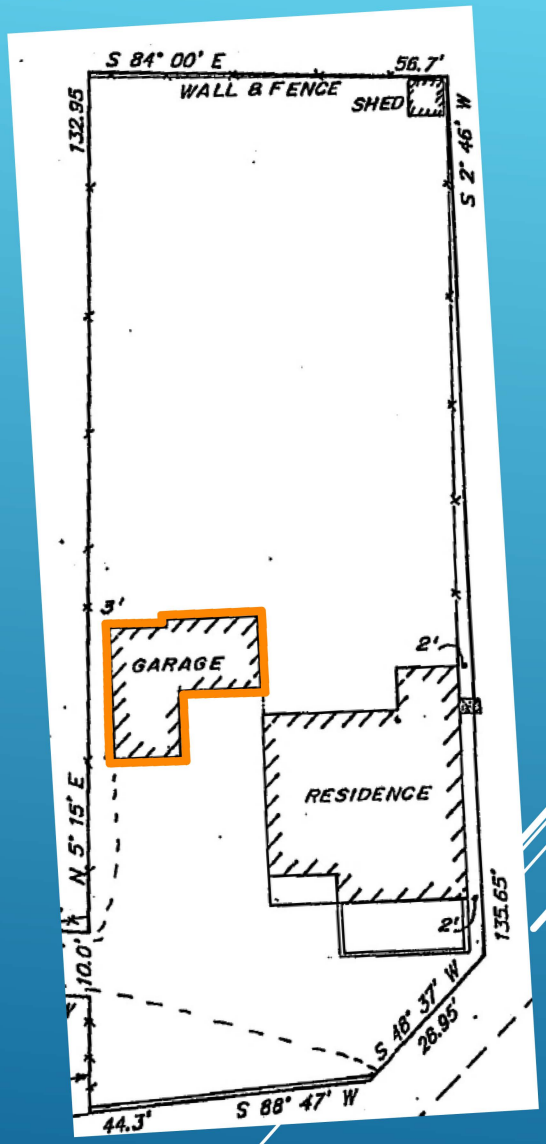
Rendering in relation to neighbors

1295 Cerro Gordo Rd.



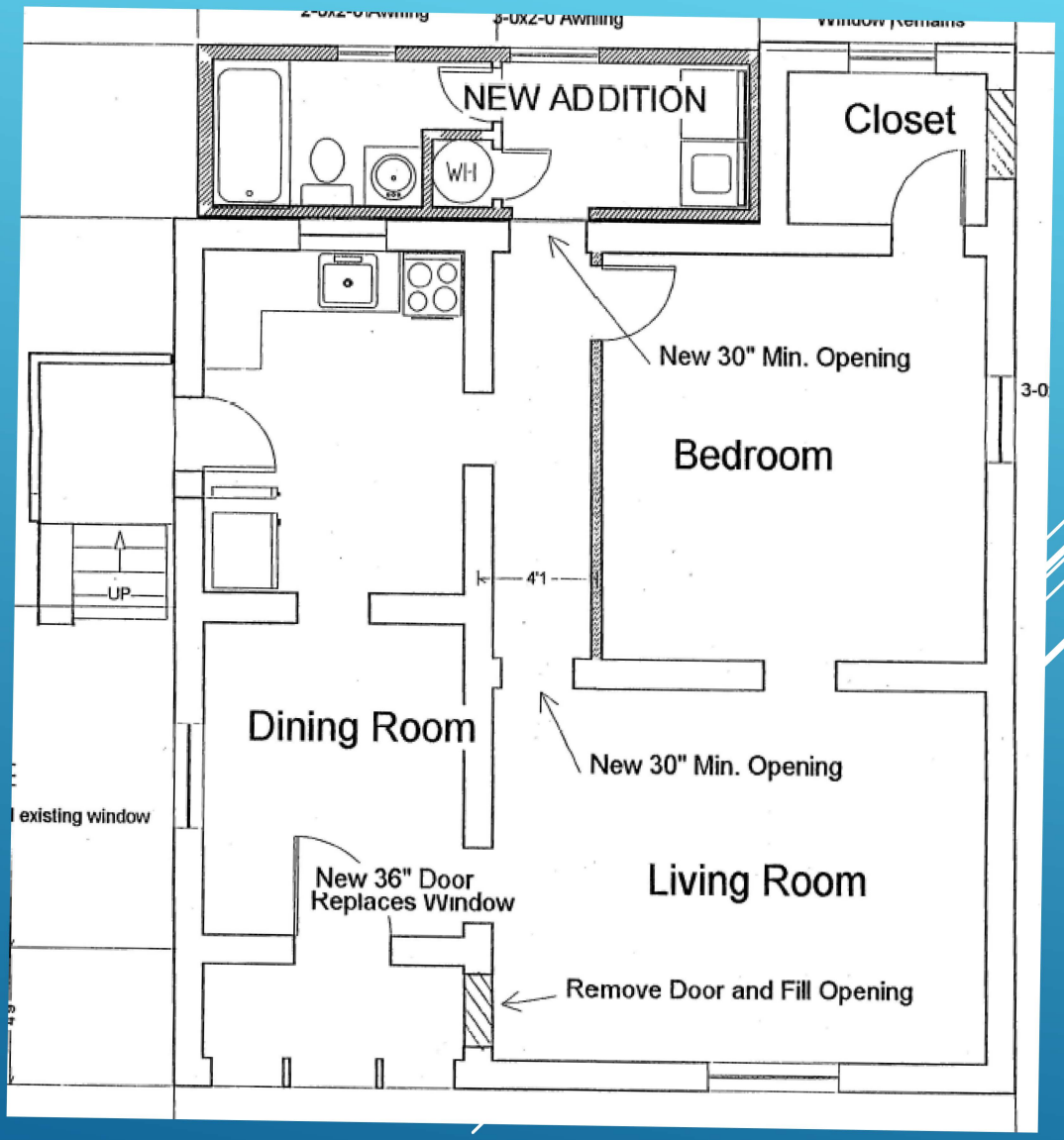
1988 Survey

1295 Cerro Gordo Rd.



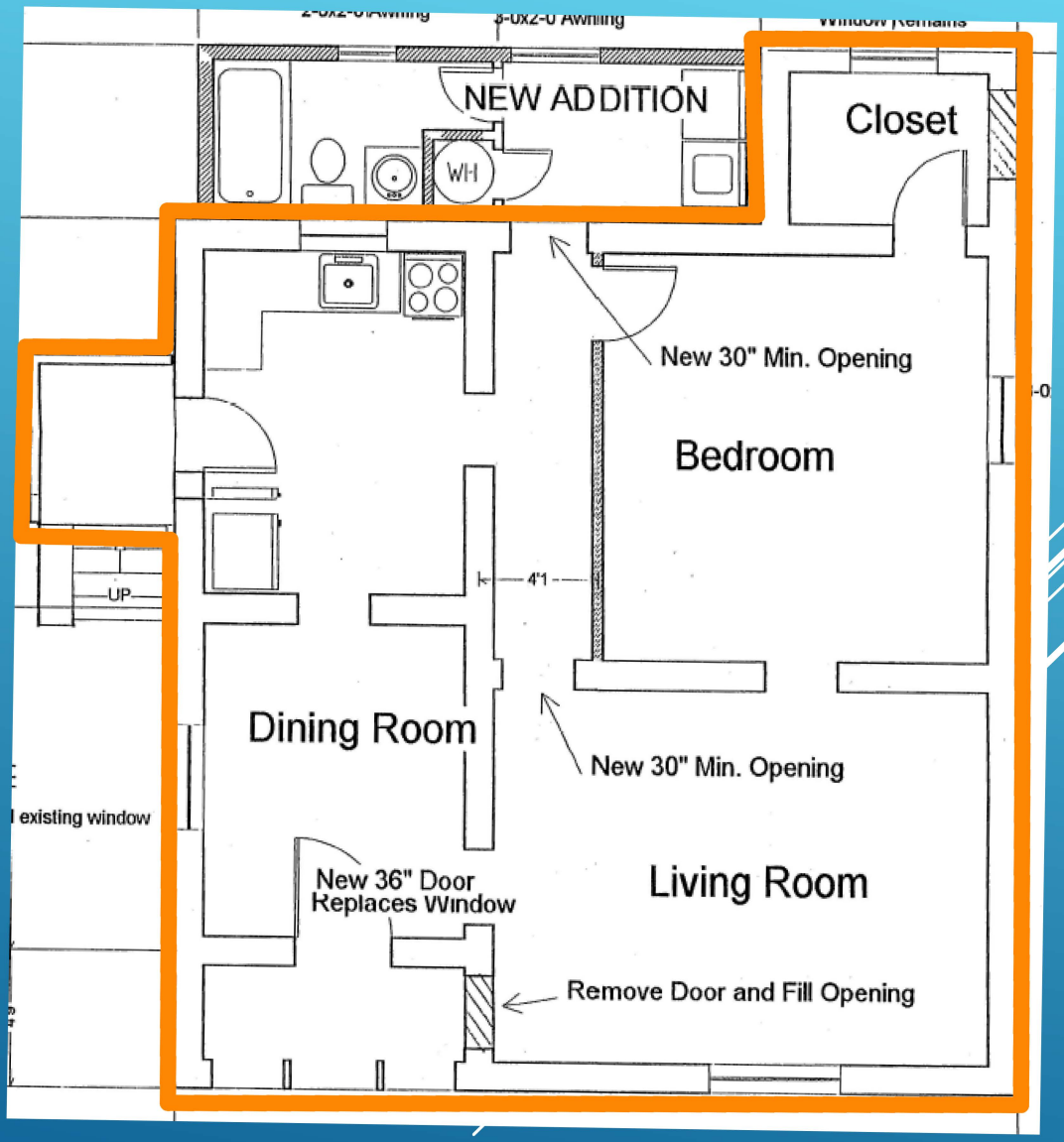
1988 Survey

1295 Cerro Gordo Rd.



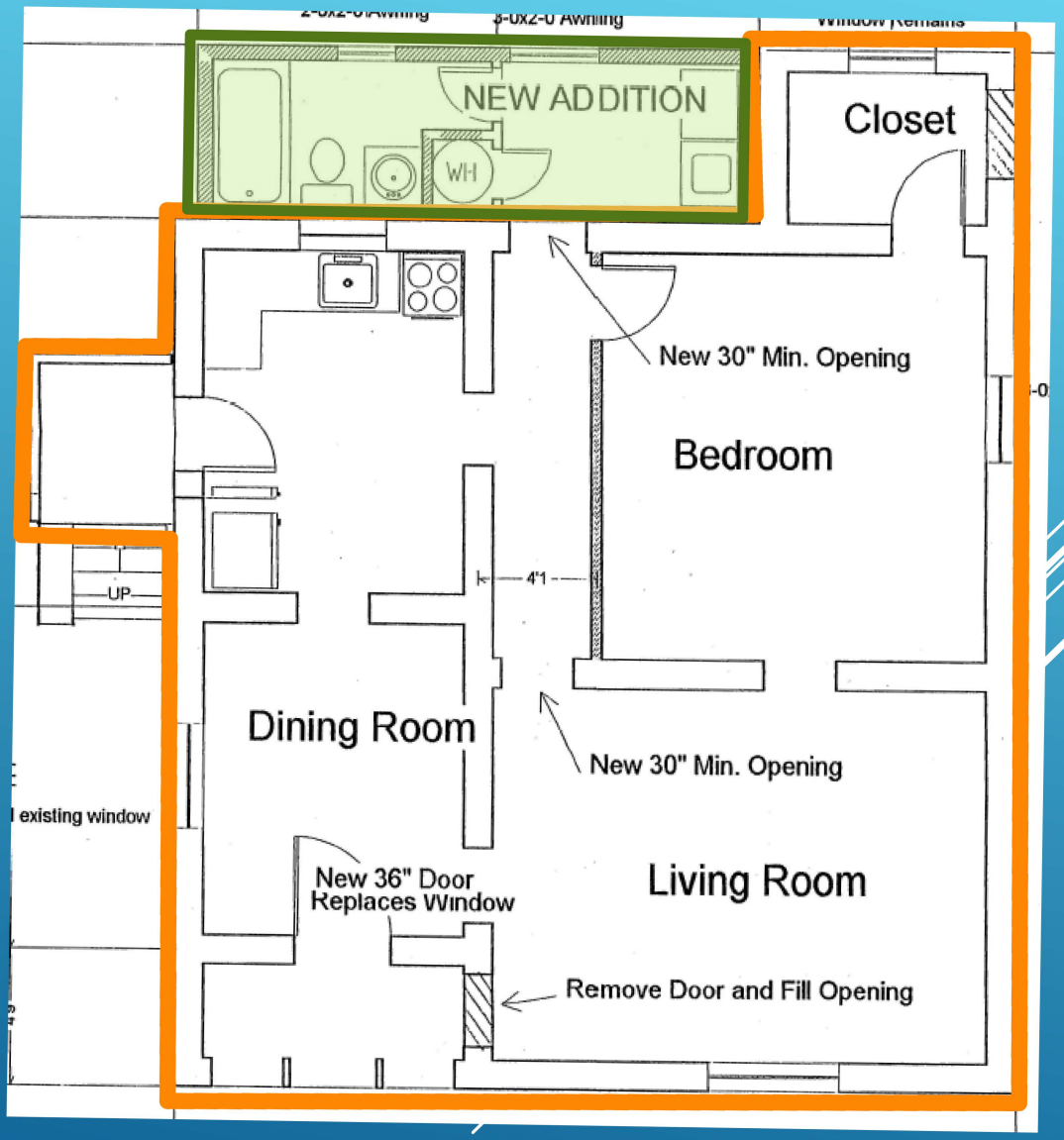
1996 Addition

1295 Cerro Gordo Rd.



1996 Addition

1295 Cerro Gordo Rd.



1996 Addition

1295 Cerro Gordo Rd.

1988 Survey

Historic Districts Code

SFCC § 14-4.6

(E) General Design Standards for All Historic Districts

(2)(II) Building Additions - Size and Location

a. Building additions are not permitted to primary façades.

b. All building additions shall be set back a minimum of 10 feet from the primary façade.

c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary façade.

A property owner can apply for exceptions to these rules.

Historic Districts Code
SFCC § 14-4.6

(D) Exceptions

(2)(II) Design Standards – Approval Criteria:

Applicant must conclusively demonstrate the requested exception:

a. Does not damage the character of the district;

b. Is required to prevent a hardship to the applicant or an injury to the public welfare; **and**

c. Strengthens 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.

Decision Tree

Appeal # 2026-12870-APPL of Case # 2026-12571-HDRB, 1295 Cerro Gordo Rd.

Appeal by Anne Pfauth & Thomas Eric Sikes of HDRB Denial

Have the project Applicants conclusively demonstrated ALL THREE CRITERIA for EXCEPTIONS to Historic District standards:

- **Prohibiting an addition exceeding 50 percent of the building's historic footprint?**
- **Prohibiting the removal of historic materials?**

The deviation:

(1) Does not damage the character of the district — **NO** → **DENY the appeal**

YES

(2) Is required to prevent a hardship to the applicant or an injury to the public welfare — **NO** → **DENY the appeal**

YES

(3) Strengthens the City's unique heterogeneous character by providing a full range of design options to ensure that residents can continue to reside in the Historic Districts — **NO** → **DENY the appeal**

YES → **GRANT the appeal**

Thank You