

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

Case # 2025-9774-HDRB

Address – 1184 Cerro Gordo Rd.

Agent’s Name – Trey Jordan Architecture

Owner/Applicant’s Name – Grant Alexander, Sage Haven, LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on February 11, 2025.

BACKGROUND

The single-family residence at 1184 Cerro Gordo Rd. is listed as non-contributing to the Downtown and Eastside Historic District due to its modernity. The residence was approved for construction under Case # H-18-139 in December, 2018. The 3,600-square-foot residential structure is a 14’3”-tall modern southwest structure with “Belle Glade” colored cementitious stucco walls and “Navajo White” alcoves and under portals. The fascia and canales are “Charcoal Smudge” colored steel and the stained wood columns are in “Classic French Grey”. The windows are “Shale” colored, metal-clad. All windows not under portals have divided lites. The south elevation is notable for large, plate-glass windows and doors which are greater than 40 percent of the total area but which are not publicly visible and are located under large portals in compliance with Recent Santa Fe Style guidelines, SFCC Section 14-5.2(E)(2)(b).

The Applicant proposes the following exterior alterations:

1. Construct a 146-square-foot addition on the northeast corner of the existing residence to a height of 9’6” where the maximum allowable is 16’5”. The addition will match the existing residence by being finished in cementitious stucco “Belle Glade.” Exposed steel detailing and canales will be painted Dunn-Edwards “Charcoal Smudge,” and wood gates, doors and screens will be stained Sherwin-Williams “Classic French Grey.”
2. Construct a 6’0”-high yard wall on the east property line where the maximum allowable height is 6’0”.
3. Construct a 6’0” high screen/fence on the northwest side of the property where the maximum allowable height is 6’0”. The screen will be metal frame with wood planks.
4. Install a 6’0” high pedestrian gate on the east of the property connecting the addition and the yard wall. The gate will be metal frame with wood planks.

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 the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, in the context of the modern style of this structure .

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 23rd DAY of SEPTEMBER, 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