

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

Case # 2025-10510-HDRB

Address – 911 Old Santa Fe Trail

Agent’s Name – Frank Morrison, Design Manager, Twilight Homes

Owner/Applicant’s Name – Arthur & Susan Cordova

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on June 10, 2025.

BACKGROUND

The property located in the Downtown and Eastside historic district known as 911 Old Santa Fe Trail is currently a 0.539-acre vacant lot. The lot was designated as Lot 3 of the DeVargas Development and is situated on the second block west of Amelia White Park.

At this hearing the Applicant proposes to build a 4,781-square-foot residential structure with three-car garage, designed in Recent Santa Fe Style at a height of 15’6” with a stuccoed chimney that protrudes 2 feet above the surrounding structure 17’6” above the grade. The new residence will have 2,963 square feet of heated space, 943 square feet of covered porches and patios, and an 884-square-foot garage. The south, street-facing elevation has divided-lite windows and large glass pane windows under the portal on the north elevation. The proposed design includes five (5) skylights on the roof that will not be publicly visible. Canales will be galvanized metal cladding and natural wood. The residence will be stuccoed in “Buckskin” color, with light gray “taupe” windows and trim, and garage doors with divided-lite, arched windows.

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 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. 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 relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to 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 the application, as recommended by Staff, with the following additional conditions:
 - a. The garage doors shall be wood;
 - b. The garage windows shall not have an arch, curve or ellipse, but shall be square or rectangular, and shall be true or simulated divided lites, and not vinyl but aluminum clad so that they are consistent throughout the house, with approval by the Staff; and
 - c. The color of the windows be white or Staff-approved color other than taupe.

IT IS SO ORDERED ON THIS 28th DAY of April, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

Andrea Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date