

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

**Case # 2024-9042-HDRB**

**Address** – 645 Garcia St.

**Agent’s Name** – Graham Hogan, Architect

**Owner/Applicant’s Name** – Michael Blum, Windmill Hill Property Owner, LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on October 22, 2024.

**BACKGROUND**

The vacant lot at 645 Garcia St. is located within the Downtown and Eastside Historic District. In a hearing August 13, 2024, the Applicant received Board approval to construct a 3,608-square-foot residential structure on a vacant lot to a height of 14’6” where the maximum allowable height is 15’11”. See Case # 2024-8759-HDRB. The Applicant now requests clarification for the bullnose corner dimensions required for the new structure. At this hearing, the Applicant requests Board approval for a ¼” bullnose radius.

In the August, 2024, hearing the Board approved the construction drawings with the condition that the stucco corners be bullnosed. Staff gave a recommendation to the Applicant for a one-inch bullnose for the stucco corners. The Applicant would like a ⅛” to ¼” bullnose and believes the 1” bullnose the Staff has requested is unduly restrictive. Staff assessed the surrounding 12 structures along Garcia Street and calculated an average dimension of 3¾” bullnose. Staff is now requesting a 4” bullnose for the subject property. The Applicant is coming to the Board for clarification of the required dimensions for the bullnose.

**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: The Applicant sought clarification from the Board what bullnose would be required at the exterior corners. After an evaluation of the streetscape, the Staff recommended the bullnoses be four inches in radius, given the average along the streetscape from the subject property, in compliance with SFCC Section 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 Board finds that the Staff originally recommended a one-inch bullnose for the corners, this structure will not be adobe but stucco-covered wood-framing, and its natural stone torreon and accent walls are characteristic of Recent Santa Fe Style.
  8. The Board finds that the bullnose radius for this structure is set consistently with the unique design, placement and construction of this project, and should not serve as a precedent what would be acceptable in this streetscape and should not be used in any future calculation of bullnose radiuses.
  9. 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.
  10. 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.

**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 requires at the exterior corners of this structure a bullnose of no less than a one-inch radius, as previously recommended by Staff.

**IT IS SO ORDERED ON THIS 25<sup>th</sup> DAY of MARCH, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

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Cecilia Rios, Chair

\_\_\_\_\_  
Date

FILED:

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Andréa Salazar, City Clerk

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Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid, Assistant City Attorney

\_\_\_\_\_  
Date