

January 12nd, 2026

Proposal Letter: Windmill Hill Lot 3 Accessory Dwelling Unit

TO: HDRB Board

FROM: Graham Hogan Architect

REGARDING: HDRB Hearing

DATE: February 10th

ATTACHMENTS: 645 Garcia St. Board Action Letters

Project Description

The proposed project consists of a new accessory dwelling unit (casita) to be constructed on Lot 3 of the Windmill Hill Subdivision. The casita will be located at the southeast corner of Lot 3, as shown on the Windmill Hill Subdivision Plan. The new casita is designed to be consistent and harmonious with the main residence which utilizes the same materials and detailing as approved by the previous Board Action letters. The primary residence on Lot 3 is currently under construction under Building Permit No. 2025-43169-BLDR.

Project Analysis

Zoning and Historic District

The project site is located within the Downtown and Eastside Historic District and is zoned R-3. The proposed casita is designed to comply with the *Recent Santa Fe Style Design Standards* and all applicable zoning requirements.

Size and Lot Coverage

The proposed single-bedroom casita will be 475 square feet. Associated exterior spaces include a 144-square-foot patio and a 38-square-foot entry patio, for a total casita area of 657 square feet.

When combined with the existing main residence, the total developed area on Lot 3 will be 4,265 square feet. Based on the total lot area of 16,579 square feet, the proposed development results in 25.7 percent site coverage, which is below the maximum allowable lot coverage of 40 percent.

Lot 3 Area: 16,579 sf

Building Areas:

- Main Residence: 3,608 sf
- Casita:
 - Casita: 475 sf
 - Entry Patio: 38 sf
 - West Patio: 144 sf
 - Casita Subtotal: 657 sf
- Total Developed Area: **4,265 sf**

Site Conditions and Placement

The casita is located on a sloped portion of the site that descends from south to north. The structure is situated toward the rear of the lot and is accessed through an existing operable gate. The casita has no publicly visible façades from the street.

A single gravel parking space is provided on the east side of the casita. A curved yard wall will be constructed to the southwest of the covered patio. The wall will be clad in river stone to match the contextual stone site walls commonly found throughout the surrounding neighborhood.

Height

The maximum height of the casita is 13 feet above grade. This is below the allowable maximum height of 15 feet 10 inches, as defined by Paul Duran, Historic Preservation Senior Planner.

Relationship to Main Residence

The casita is intended to be subordinate and compatible with the main residence. All exterior materials, finishes, and detailing are consistent with those used on the primary structure to ensure visual continuity across the site.

Existing Conditions

This portion of the site is currently undeveloped and contains slopes of less than 30 percent. The project area is located on the rear portion of the lot, away from the public street, and does not have any publicly visible façades.

Design and Materials

The proposed casita is a single-story structure with a flat gravel roof. The building employs a restrained material palette consistent with the main residence and the surrounding historic context.

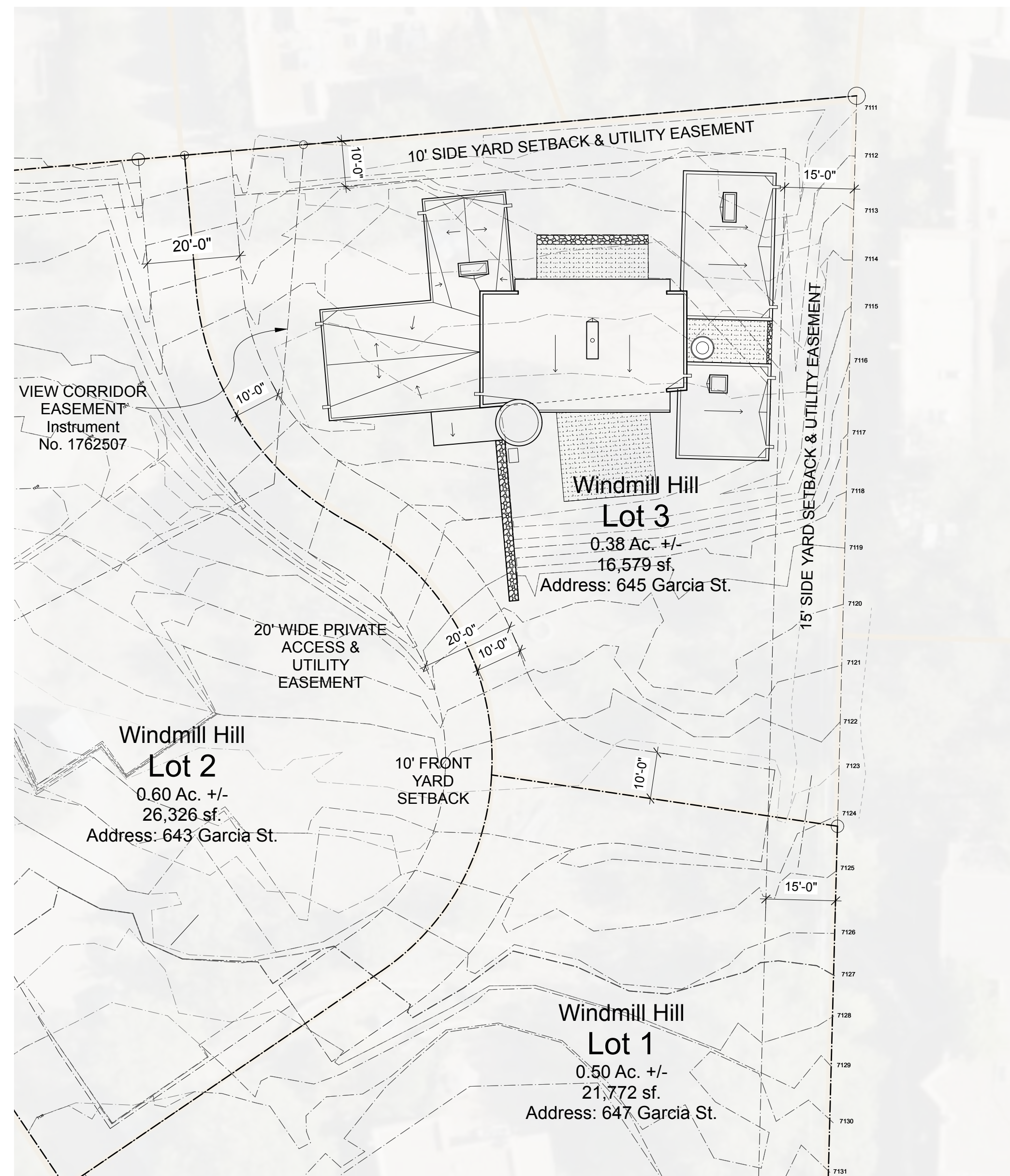
- Stucco: El Rey 118 Suede (approved Santa Fe color) with a smooth sand float finish with 1" bullnosed corners to match the main residence as approved by the board action letter.
- Wood: Natural wood beams, scuppers, and covered patio trellis with a clear-coat finish
- Stone: Stacked river cobbles set in a manner consistent with contextual neighborhood stonework
- Windows: Aluminum-clad wood windows with a black aluminum exterior finish consistent with the approved main residence.

Compatibility with the Historic District

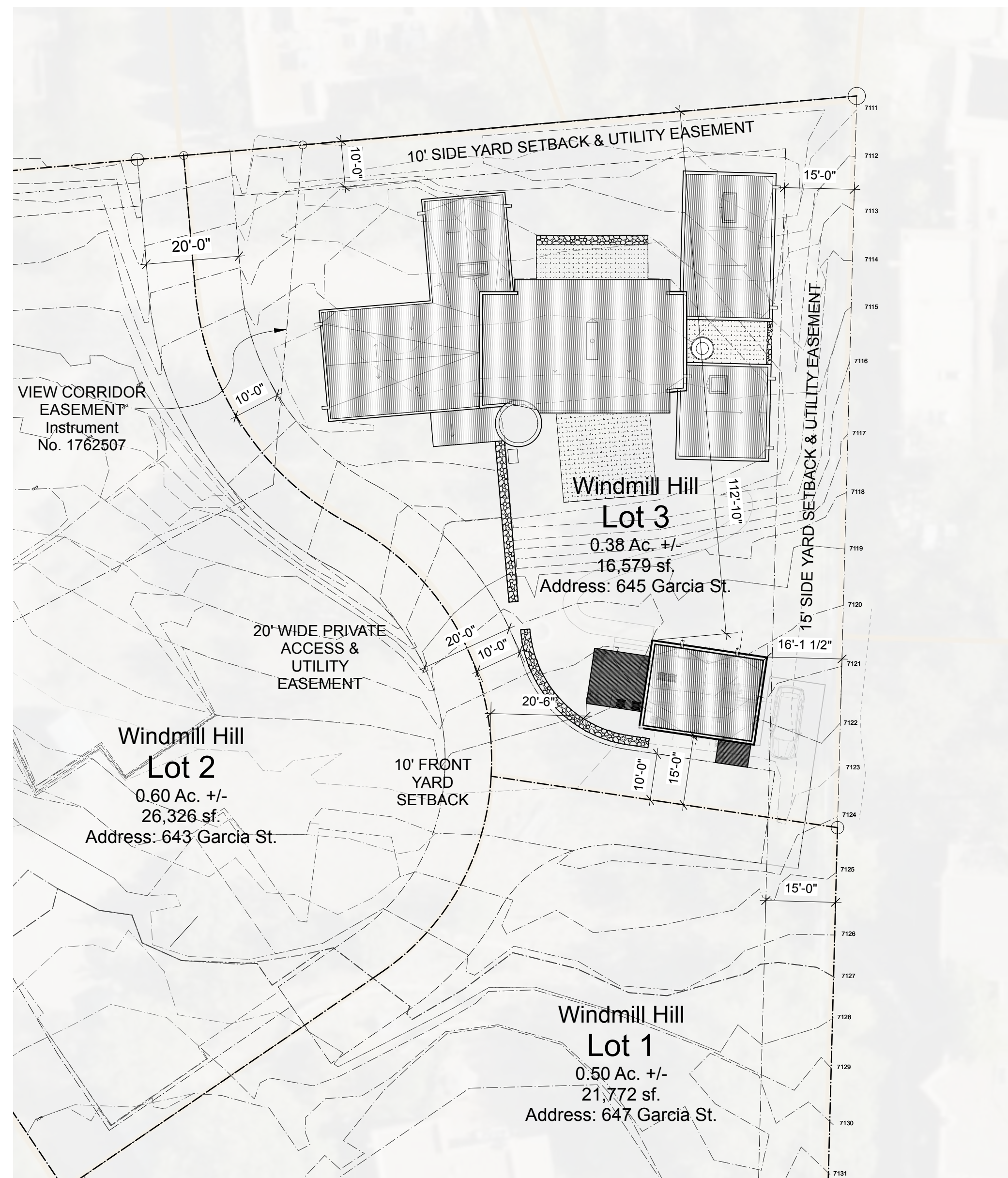
The proposed casita is compatible with the Downtown and Eastside Historic District in terms of scale, massing, materials, and siting. Its single-story height, limited footprint, and rear-lot placement minimize visual impact on the surrounding neighborhood. The use of traditional Santa Fe materials—stucco, wood, gravel roofing, and river stone—reflects established local building patterns and reinforces continuity with nearby historic properties.

The casita is subordinate to the primary residence, maintains appropriate lot coverage and height limits, and does not introduce new or incompatible architectural elements. As a result, the project preserves the character of the historic district while allowing for sensitive and appropriate residential infill.

– END –



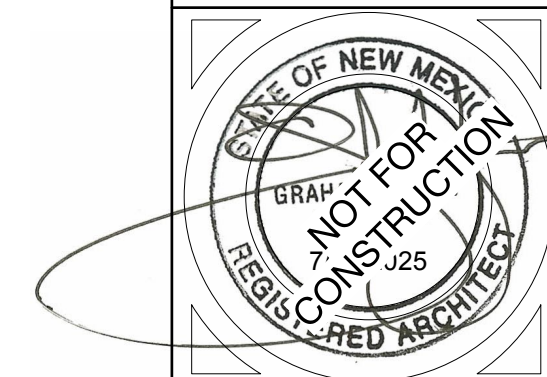
1 EXISTING SITE PLAN
Scale: 1" = 20'-0"



2 PROPOSED SITE PLAN
Scale: 1" = 20'-0"

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE, NEW MEXICO
877102
TEL 505.243.8100

StudioGP, llc
ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP



PROJECT NAME:
Windmill Hill Residence
645 Garcia St.
Santa Fe, NM 87505

PROJECT NAME:

DATE	DESCRIPTION

StudioGP PROJECT NO:
25-017

DATE: **1/07/2026**

DRAWN BY: ..

CHECKED BY: ..

SET NO:

SHEET TITLE:

Existing & Proposed Site Plans

H001

Windmill Hill Residence

LOT 3 Casita



2 WINDMILL HILL LOT 3 Casita 432sf
Scale: 1/4" = 1'-0"

1 WINDMILL HILL SUBDIVISION PLAN
Scale: 1/16" = 1'-0"

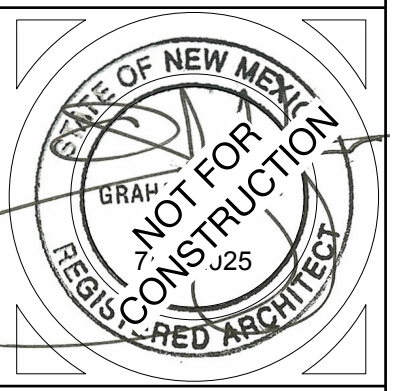
Windmill Hill LOT 3
Acreage & Area
0.38 Ac. +/-
16,579 sf

REQUIRED LOT COVERAGE
40% Maximum
Total Roof Area = 4,265sf
4,265/16,579= 25.7%
(Does not include driveway & parking area)

House = 3,608sf
Casita = 475sf + 144sf Patio + 38sf Entry = 657sf

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE, NEW MEXICO
8 7 1 0 2
TEL 505.243.8100

StudioGP, llc
ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP



Windmill Hill Residence
645 Garcia St.
Santa Fe, NM 87505

PROJECT NAME:

DATE	DESCRIPTION

StudioGP PROJECT NO:
25-017

DATE: **2/02/2026**

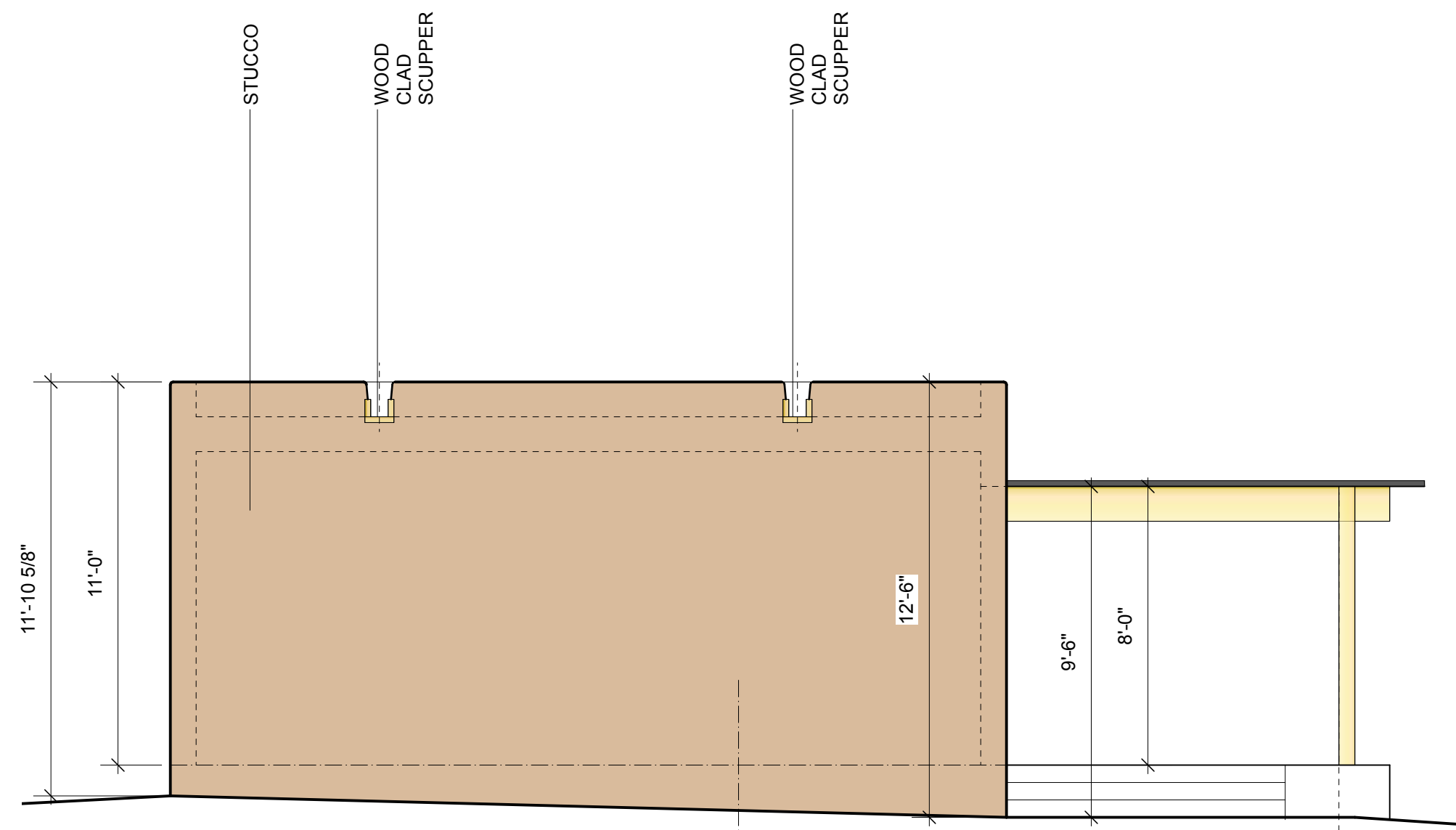
DRAWN BY: ..

CHECKED BY: ..

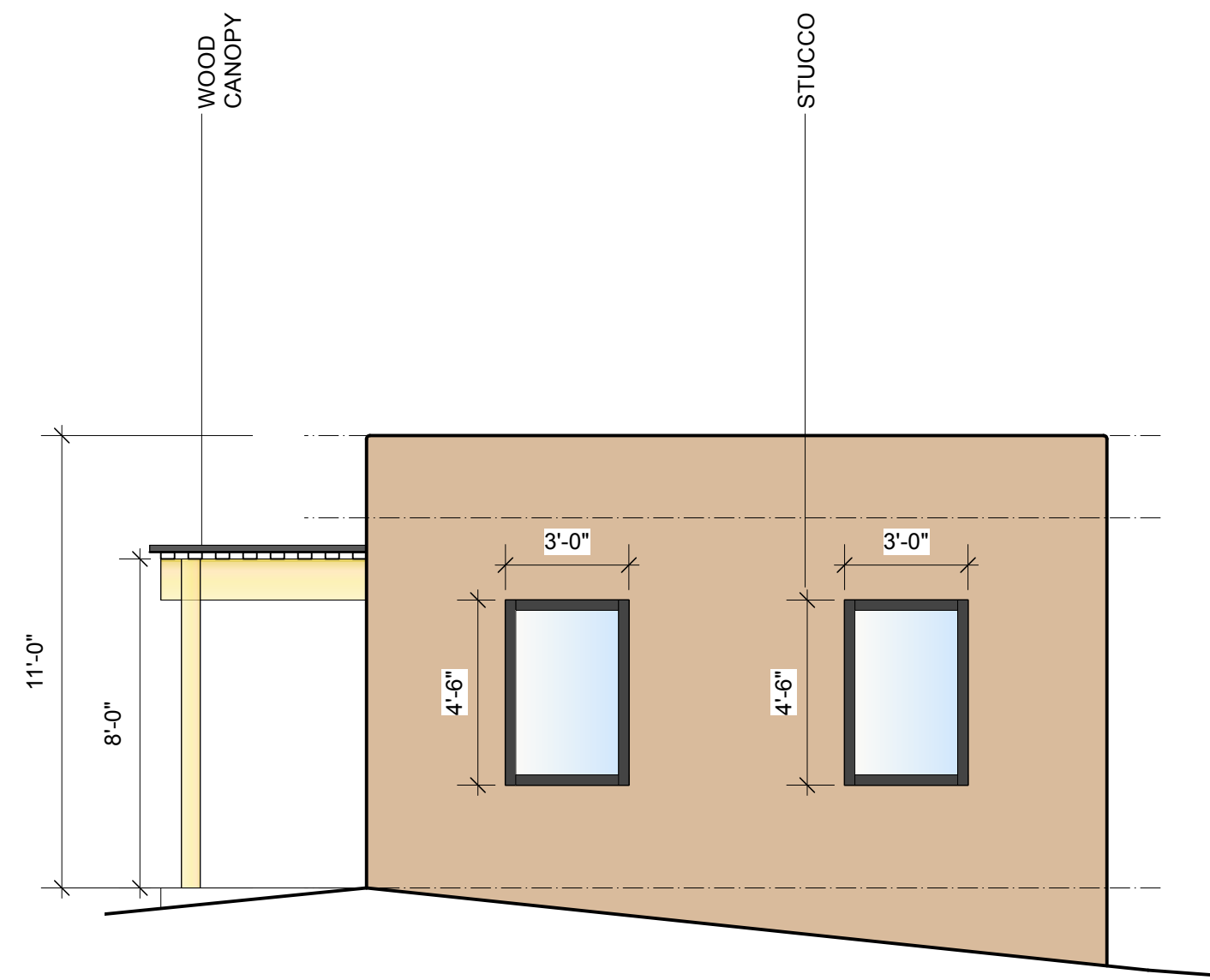
SET NO:

SHEET TITLE:
**Windmill Hill
Subdivision Plan/
Casita Plan**

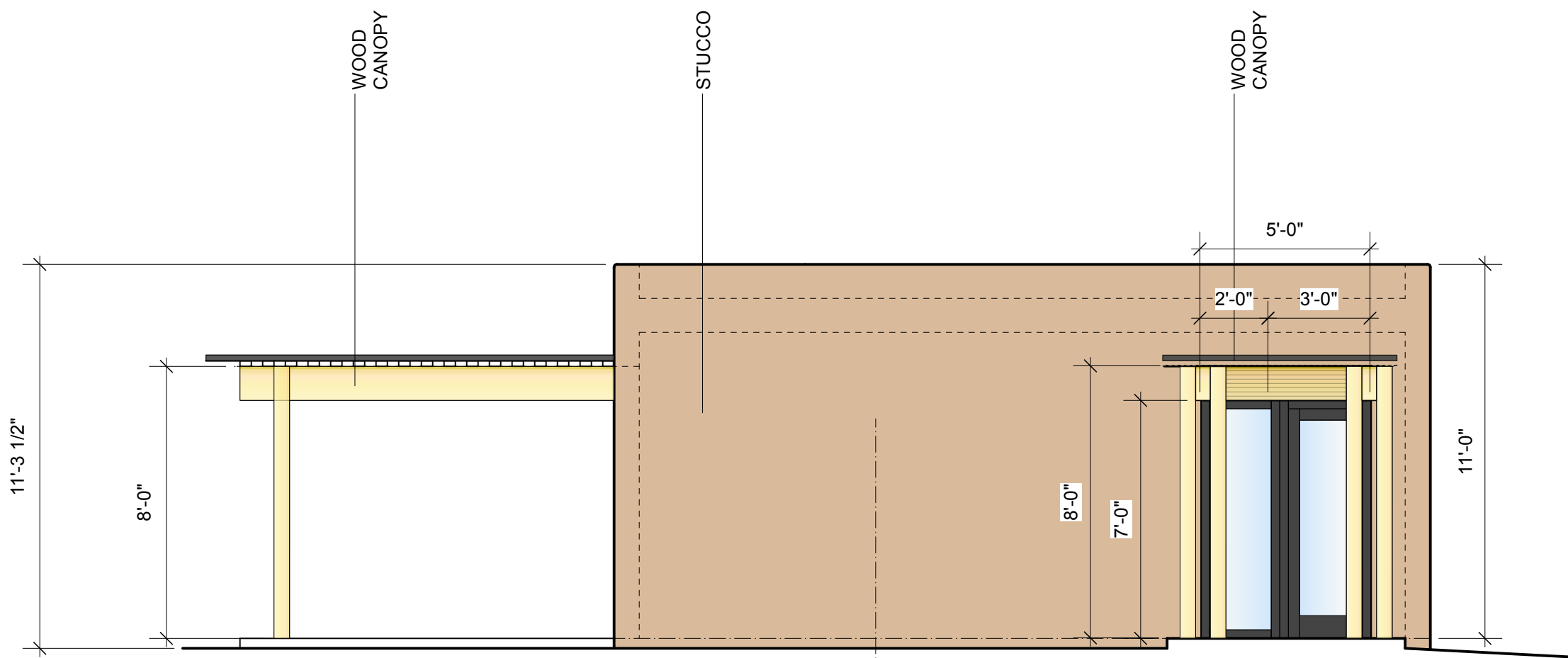
H002



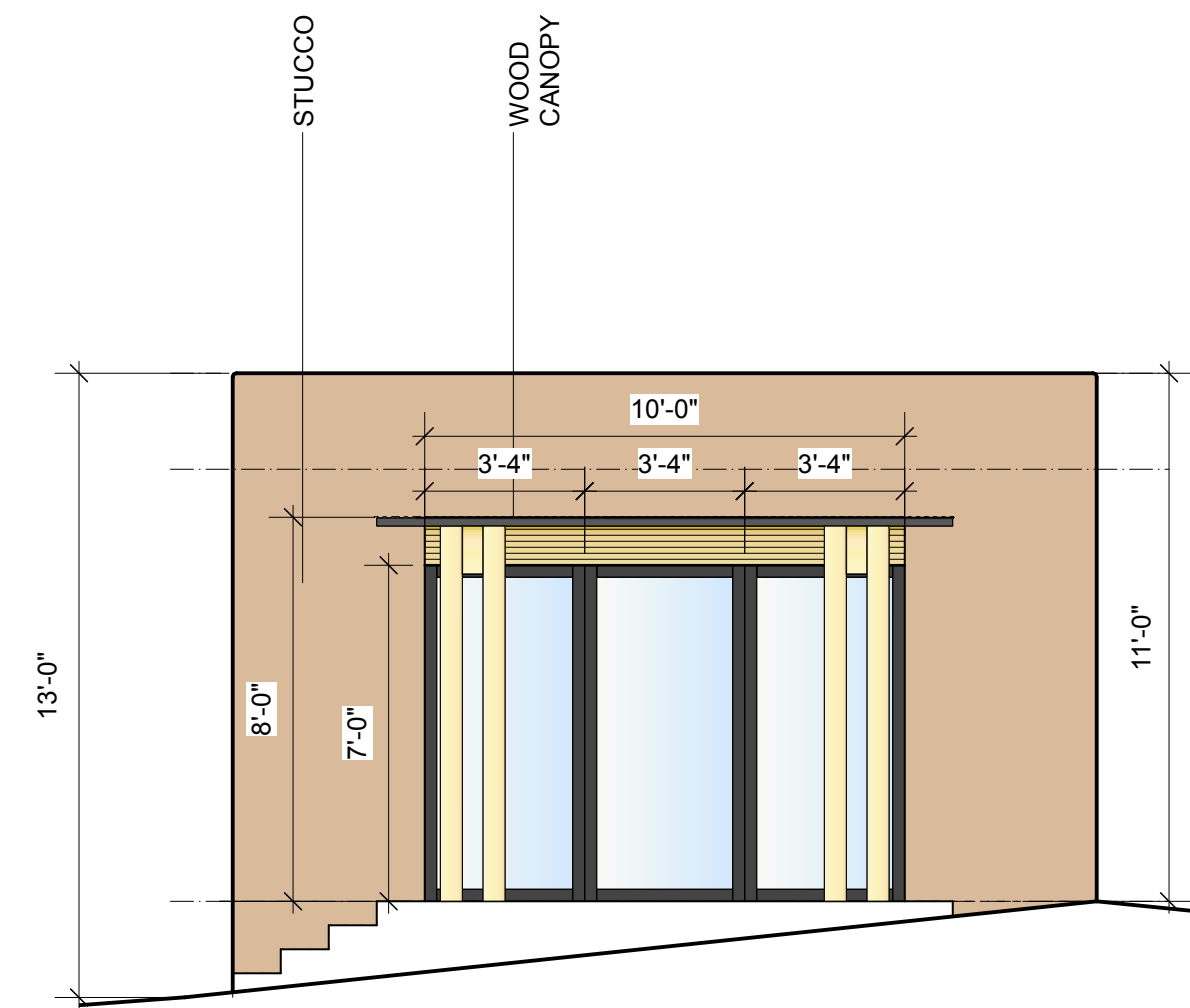
1 Lot 3 CASITA North Elevation
Scale: 1/4" = 1'-0"



2 Lot 3 CASITA East Elevation
Scale: 1/4" = 1'-0"



3 Lot 3 CASITA South Elevation
Scale: 1/4" = 1'-0"



4 Lot 3 CASITA West Elevation
Scale: 1/4" = 1'-0"

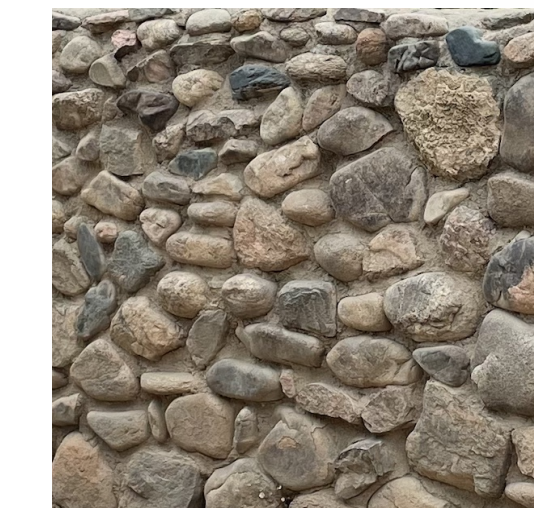
PROJECT MATERIALS



STUCCO
Approved SF Color: El Rey 118 Suede
-Sand float smooth finish-



WOOD Fascia, headers, soffits & trellis
-Clear coat finish-



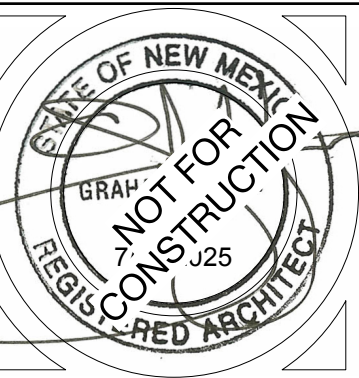
STONE Walls & Cistern
-Local river rock-



WINDOWS/DOORS Aluminum clad wood
-Black aluminum exterior
clear coat wood finish interior-

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE, NEW MEXICO
87102
TEL 505.243.8100

StudioGP, llc
ARCHITECTS
ARCHITECTURE INTERIORS PLANNING
AIA NCARB LEED AP



Windmill Hill Residence
645 Garcia St.
Santa Fe, NM 87505

PROJECT NAME:

DATE	DESCRIPTION

StudioGP PROJECT NO: 25-017

DATE: 2/02/2026

DRAWN BY: ..

CHECKED BY: ..

SET NO:

SHEET TITLE:

Elevations

H003