

# City of Santa Fe, New Mexico

# memo

**DATE:** August 13, 2024  
**TO:** Historic Districts Review Board  
**FROM:** Paul A. Duran, Senior Planner, Historic Preservation Division

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2024-008759-HDRB, 645 Garcia St., Downtown and Eastside Historic District, Graham Hogan, agent for Michael Blum, property owner, proposes to construct a 3,608 sq. ft. residential structure on a vacant lot to a height of 14'-6" where the maximum allowable height is 15'-11" and requests for an exception to Section 14-5.2(E) Downtown and Eastside design standards for the construction of an above ground cistern.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Height Calculation Document

**APPLICANT SUBMITTALS**

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. Staff finds that all approval criteria have been met regarding the exception to Section 14-5.2(E) Downtown & Eastside Historic District standards to permit the construction of an above-ground cistern.

**BACKGROUND & SUMMARY:**

The vacant lot at 645 Garcia Street is located within the Downtown and Eastside Historic District. The proposed development of Lot 3 in the Windmill Hill subdivision is approximately 3,608 sq. ft. of roofed area on a 0.38-acre lot. Lot 3 is in the Windmill Hill Subdivision where there is one

established residence identified as Lot 1 and Lot 2 which is a vacant lot. The subdivision is set back from Garcia Street and access is via a private drive. The site is concealed by an existing 8' high coyote fence along the subdivision's north, east, and south boundaries.

The proposed new construction includes:

- 1) The construction of approximately 3,608 sq. ft. one-story main structure to a height of 14'6" where the maximum allowable is 15'11". The structure is designed to meet the Recent Santa Fe Style design standards.
- 2) The new structure will be one story, with a flat roof, STO elastomeric stucco color El Rey suede, with wood accents, and Santa Fe River cobble walls and cistern.
- 3) Construct a rainwater cistern to the height of 15' for which an exception is requested.

The proposed residence is composed of four block masses with the highest portion of the building at the central portion of the building. Three outdoor terraces are proposed, one of which will be enclosed by a river rock wall. A cistern is proposed to be attached to the building and will provide watering of the landscaped areas.

#### **EXCEPTION CRITERIA AND RESPONSES:**

Exception to SFCC Section 14-5.2(E): Staff requests an exception to construct a 15' tall cistern as it does not meet the Downtown and Eastside design standards.

(i) *Do not damage the character of the district*

Applicant Response: The new stone cobble cistern does not damage or change the character of the Downtown & Eastside design standards. The cistern will be finished with river stone cobbles consistent with walls and finishes in the immediate vicinity along Garcia, Arroyo Tenorio, Acequia Madre, Canyon Road and throughout historic Downtown & Eastside district.

Staff Response: Staff finds that the criterion has been met. As illustrated in the applicant's introduction letter, the cistern feature is commonly found in northern New Mexico landscapes. The use of the cistern reduces City water consumption as the water will be utilized in the maintenance of the landscaped areas.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: Harvesting rainwater from the new roofs and feeding into the cistern will help to conserve water, New Mexico's most precious resource in Santa Fe's high desert environment. The cistern will be insulated and clad in stone cobbles and will be connected to a drip irrigation system that will water the homes landscaping saving City and Well water while maintaining Santa Fe's garden character. Ordinance #2003-6 2.4.1a(vii) Homes of 2,500sf of heated area or greater shall install a cistern that is buried, partially buried or within an insulated structure and is connected to a pump & drip irrigation system to serve all landscaped areas.

Staff Response: Staff finds that the criterion has been met. The term "Public Welfare" is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and

ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and development. The cistern will provide the applicant the needed water resources for their landscaped areas.

(iii) *Strengthen 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*

Applicant Response: Overlooking the Windmill Hill Subdivision is an old windmill on Lot 1 that is seen from all three lots. Cisterns are often associated with windmills throughout the west and the new house cistern will similarly be expressed. Various designs, heights, materials and proportions were studied for the cistern design. The cistern's torreon shape strengthens and contributes to the City character and finished with river stone cobbles is consistent with the earthen, natural material palette of downtown Santa Fe.

Staff Response: Staff finds that the criterion has been met. The use of the cistern contributes to the heterogenous character of the historic district while providing for more sustainable management of water resources. A torreon shape can be found in the northern New Mexico landscape and has been used historically to harvest water.

## **RELEVANT CODE CITATIONS:**

### **14-5.2 HISTORIC DISTRICTS**

#### **(A) General Provisions**

##### **(1) General Purpose**

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

##### **(5) Exceptions**

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

##### **(a) Height**

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant*

shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

- (i) Do not damage the character of the district;
- (ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and
- (iii) Strengthen 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.

(c) Height, Pitch, Scale, Massing, and Floor Stepbacks

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

- (i) Do not damage the character of the *streetscape*;
- (ii) Prevent a hardship to the *applicant* or an injury to the public welfare;
- (iii) Strengthen 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;

**(D) General Design Standards for All H Districts**

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.
- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.
- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to *primary façades*.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.
- (e) The height of additions:
  - (i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.
  - (ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

- (a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)
  - (b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.
- (4) Porches and Portals
- Existing *porches* or *portals* shall not be enclosed.
- (5) Windows, Doors, and Other Architectural Features
- (a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:
    - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
    - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
    - (iii) No existing opening shall be closed.
  - (b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.
- (6) Roofs
- The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.
- (8) Archaeological Resources
- Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.
- (9) Height, Pitch, Scale, Massing and Floor Stepbacks
- The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.
- (a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

- F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

- A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.
- B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
- C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.
- D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)
- E. The height and dimension of signage are as set forth in Section 14-8.10(H).
- F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) **Downtown and Eastside Design Standards**

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two- *story* construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;
- (b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

- (c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;
- (e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and
- (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.


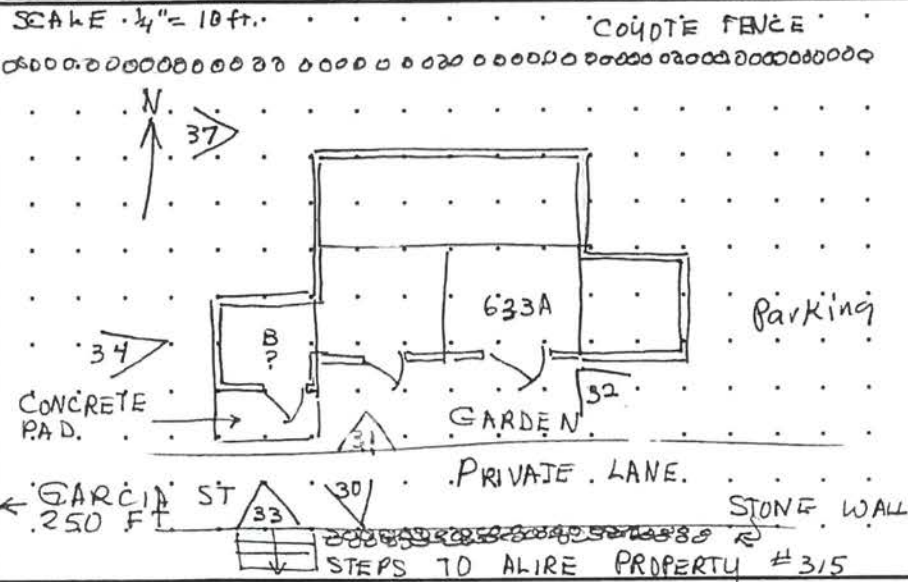
(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

- (a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks* or other design elements;
- (b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;
- (d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;
- (e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

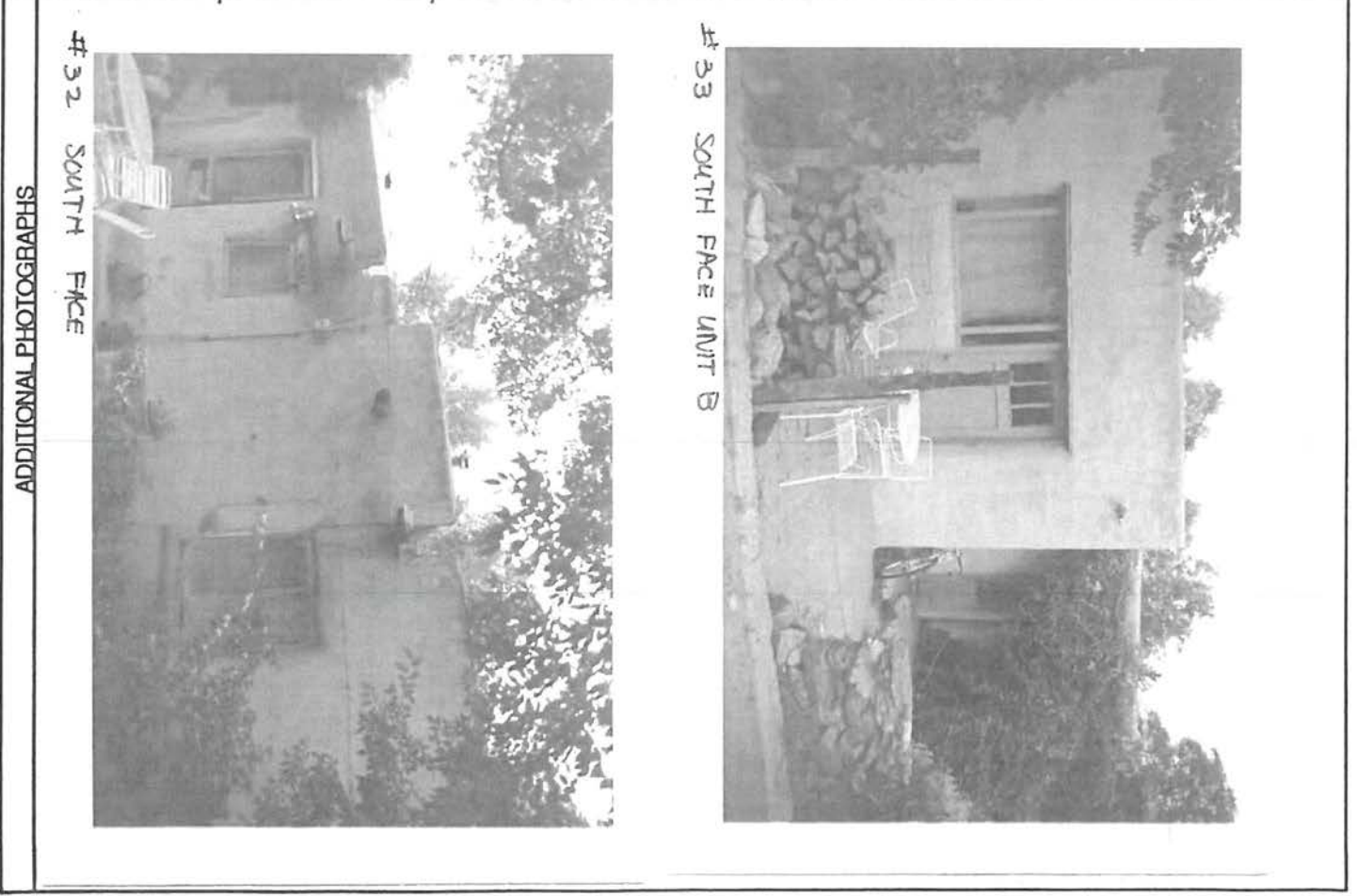
NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

H2150

|  |  |  |  |
|--|--|--|--|
| IDENTIFICATION   | ADDRESS: <u>634 A+B GARCIA ST.</u><br><u>633A</u>                                  | ID NUMBER: <u>051600316</u>  |  |
|  | BUILDING NAME:   |  |  |
|  | UTM REFERENCE EASTING NORTHING<br>ZONE <u>12 13</u>                                | LEGAL DESCRIPTION:<br>TNSP <u>17</u> N RANGE <u>10</u> E SEC <u>30</u> NW <u>1/4 SW 1/4</u>                                  |  |
| FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85                   |  |  |  |
| DATE OF CONSTRUCTION:<br><u>1930</u> ESTIMATE _____ ACTUAL                     |  |  |  |
| SOURCE(S) OWNER  |  |  |  |
| ARCHITECTURAL STYLE:<br><u>PUEBLO REVIVAL</u>                                  |  |  |  |
| USE:   | PHOTO  | #31 SOUTH FACE   |  |
| HISTORIC: <u>residential</u>   |  | SCALE $\frac{1}{4}'' = 10 \text{ ft.}$ . . . . . 'COYOTE FENCE'  |  |
| OTHER _____  |  |   |  |
| PRESENT: <u>residential</u>  |  | LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?<br>___ YES <u>X</u> NO ___ ELIGIBLE<br>___ CONTRIBUTING ___ NON-CONTRIBUTING |  |
| SURROUNDINGS: <u>RESIDENTIAL</u>   | BUILDING DATA  | RELATIONSHIP TO HISTORIC SURROUNDINGS:<br><u>X</u> SIMILAR ___ NOT SIMILAR   |  |
| ASSOCIATED BUILDINGS ON SITE:<br>___ YES <u>X</u> NO                           |  | WHAT TYPE?   |  |
| IF INVENTORIED, LIST ID NUMBER(S)  |  | DEGREE OF REMODELING:<br><u>X</u> MINOR ___ MODERATE<br>___ MAJOR  |  |
| EXPLAIN: <u>NONE VISABLE</u>   |  | LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?<br>___ YES <u>X</u> NO <u>X</u> ELIGIBLE <u>CONT X</u>                      |  |
| OVERALL CONDITION:<br>___ EXCELLENT ___ GOOD<br><u>X</u> FAIR ___ DETERIORATED | SIGNIFICANCE   | LOCAL DESIGNATION: <u>Core</u> HISTORIC DISTRICT<br>___ SIGNIFICANT <u>X</u> CONTRIBUTING ___ NON-CONTRIBUTING               |  |
| BUILDING THREATENED?<br>___ YES <u>X</u> NO                                    |  | LOCAL LANDMARK ___ YES ___ NO  |  |
| SURVEYED <u>7.3-91</u> BY <u>AC</u>  |  | NEGATIVES WITH NMHPD ROLL # <u>3</u> NEG # <u>29 TO 37</u>   |  |

| FEATURE        | MATERIALS/TYPE                                | CONDITION AND ALTERATIONS                        |
|----------------|---|--|
| BUILDING WALLS | STUCCO OVER ADDBE                             |  |
| FOUNDATIONS    | NOT VISABLE                                   |  |
| DOORS          | WEST END 3 PANES OVER WOOD PANEL              | WEST END HAS NEWER DOORS + WINDOWS               |
| WINDOWS        | WOOD CASEMENT - MAIN BLD 8 PANES PAIRED       | 1ST END PICTURE WINDOW CONCRETE SILLS            |
| PORTALES       | HEAVY CANALES OVER WINDOWS                    |  |
| CANALES        | HEAVY CANALES OVER WINDOWS 623 A S. SIDE      |  |
| PORCHES        |   |  |
| BALCONIES      |   |  |
| ROOFS          | FLAT WITH PARAPETS                            |  |
| COURTYARDS     |   |  |
| FENCES/WALLS   | COYOTE ALONG NORTH STONE WALL + STEPS S. SIDE | ROCK WALL + STEPS LEAD UP TO ALIRE PROPERTY #315 |
| ARCH. DETAILS  | BUILDING BUILT IN 470 5 SECTIONS              | WEST END IS MOST RECENT                          |
| OTHER          |   |  |

COMMENTS RENTAL PROPERTY OWNED BY ALIRE FAMILY  
 PROPABLY BUILT BY FRANCISCO ALIRE



NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991 (concluded)

IDENTIFICATION

ADDRESS 623 A+B GARCIA ST.

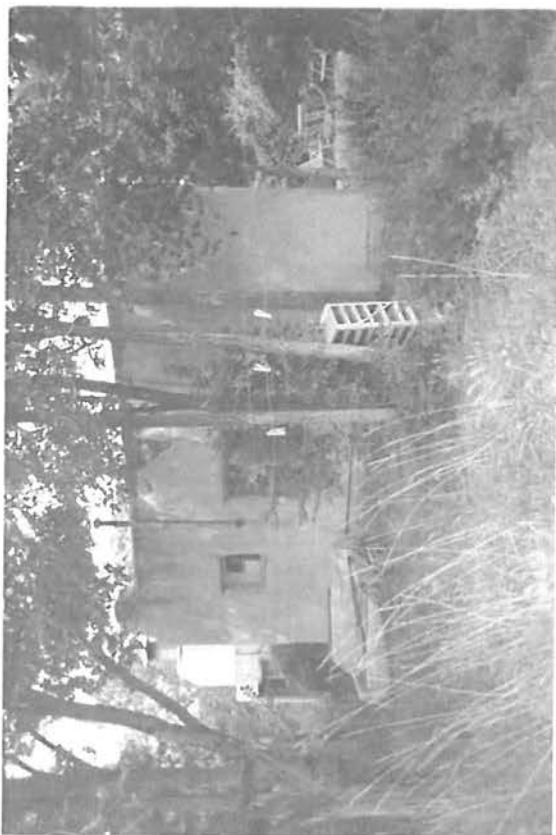
ID NUMBER 651600316

SURVEYED/RESEARCHED

DATE 7-3-91 BY AC



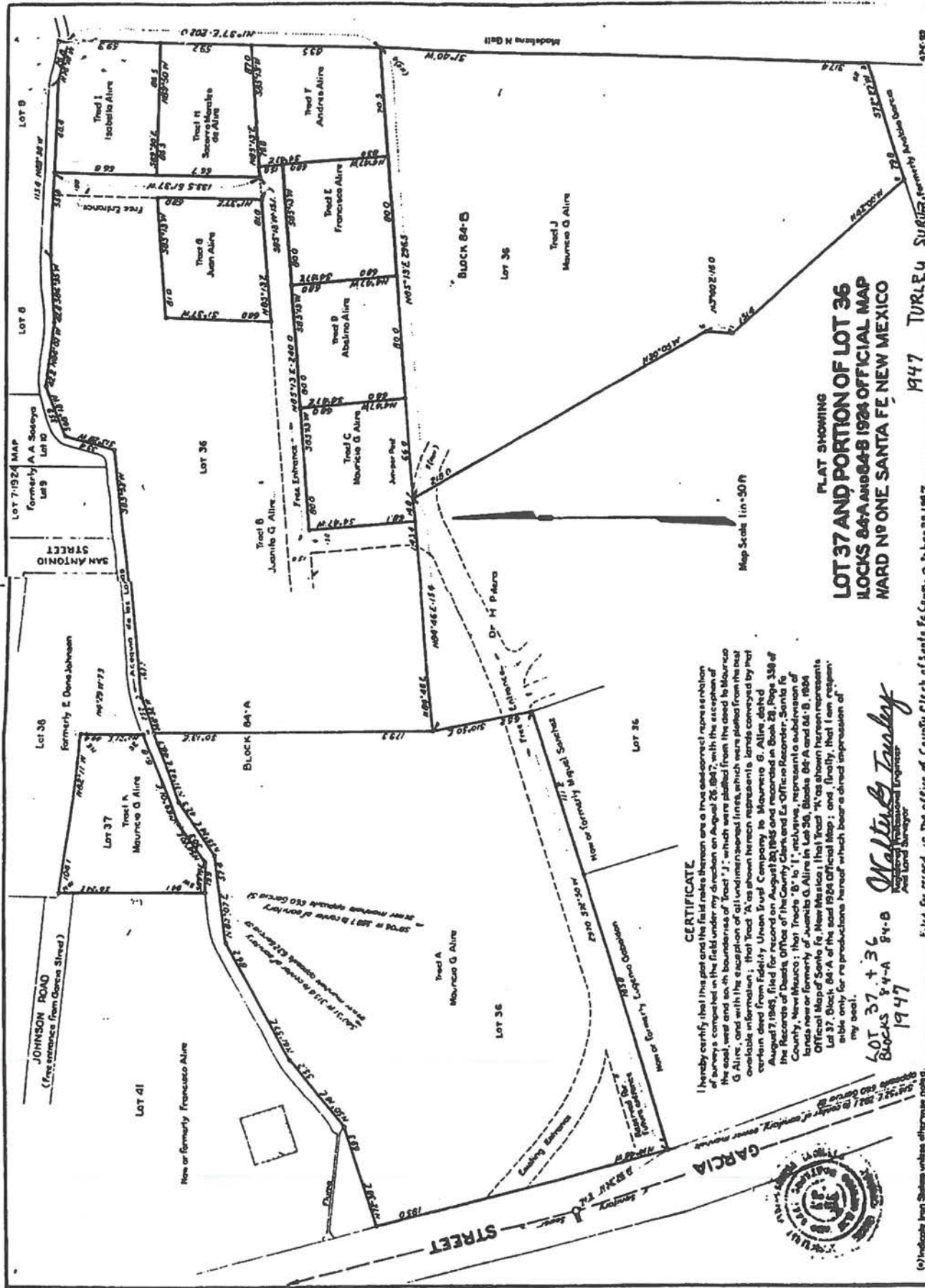
#37 NW CORNER UNIT A



#34 WEST FACE UNIT B



#30 ROCK WALL



**PLAT SHOWING  
LOT 37 AND PORTION OF LOT 36  
BLOCKS 84-A AND 84-B 1924 OFFICIAL MAP  
MARD NO ONE SANTA FE, NEW MEXICO**

1947 TURLEY SURVEY M-415

**CERTIFICATE**

I hereby certify that this plat and the field notes thereon are a true and correct representation of surveys completed in the field under my direction on August 26, 1947, with the exception of the east, west and south boundaries of "Tract J", which were platted from the deed to Maurice G. Aire, and with the exception of all undimensioned lines, which were platted from the best available information; that "Tract A" as shown herein represents lands conveyed by that certain deed from Fidelity Union Trust Company to Maurice G. Aire dated August 7, 1945, filed for record on August 20, 1945 and recorded in Book 28, Page 108 of the Records of Deeds, Office of the County Clerk and Ex. Office Recorder, Santa Fe County, New Mexico; that "Tract B" to "I", inclusive, represent a subdivision of lands now or formerly of Maurice G. Aire in Lot 36, Block 84-A and 84-B, 1924 Official Map of Santa Fe, New Mexico; that "Tract K" as shown herein represents Lot 37, Block 84-A of the said 1924 Official Map; and, finally, that I am responsible only for reproductions hereof which bear a direct impression of my seal.

LOT 37 + 36  
BLOCKS 84-A + 84-B  
1947  
*Walter T. Turley*  
Professional Engineer  
and Land Surveyor



Filed for record in the office of County Clerk and Ex. Office Recorder, Santa Fe, New Mexico, August 28, 1947.

(c) Indicate from whom unless otherwise noted.



Mr. John Alire  
601 San Antonio  
Santa Fe, NM 87501

June 4, 1997

City of Santa Fe  
Attn: Historical Design and Review Board  
Post Office Box 909  
Santa Fe, NM 87504-0909

To Whom It May Concern:

I am the co-personal representative of the Estate of Mauricio Alire. I was raised on my family's property which is now part of the Estate including the so-called windmill property. I have lived adjacent to the windmill property since 1930. To the best of my recollection, the windmill on the property was built by Mauricio Alire and was completed between 1951 and 1953.

Sincerely,

  
John E. Alire



# Preliminary Zoning Review Worksheet

## City of Santa Fe Land Use Department

|  |   |
|--|---|
| <p><b>To Be Completed By Applicant:</b></p> <p>Date Submitted: May 31, 2024</p> <p>Property Owner of Record: Windmill Hill Property Owner LLC</p> <p>Applicant/Agent Name: Michael Blum/ Graham Hogan</p> <p>Contact Person Phone Number: (202) 361 - 1005</p>   | <p>Site Address:<br/>645 Garcia Street, Santa Fe, NM 87505</p> <p>Proposed Construction Description:<br/>New single family 3 bedroom/3 bath custom home.</p> <p>TOTAL ROOF AREA: 3590 sf</p>  |
| <p>Zoning District: <u>R3</u></p> <p>Overlay: <input type="checkbox"/> Escarpment _____<br/> <input type="checkbox"/> Flood Zone*<br/> <input type="checkbox"/> Other: _____</p> <p>Submittals Reviewed with PZR:<br/> <input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations</p> <p>Supplemental Zoning Submittals Required for Building Permit:<br/> <input type="checkbox"/> Zero Lot Line Affidavit</p> <p>Access and Visibility: <input type="checkbox"/> Arterial or Collector**<br/> <input type="checkbox"/> Visibility Triangle Required</p> <p>Use of Structure: <input checked="" type="checkbox"/> Residential<br/> <input type="checkbox"/> Commercial Type of Use: _____</p> <p>Terrain: <input type="checkbox"/> 30% slopes _____</p> | <p>Lot Coverage : 21.6 %<br/> <input type="checkbox"/> Open Space Required: 60%</p> <p>Setbacks:<br/> Proposed Front: <u>15ft</u> Minimum: <u>10ft</u><br/> 2<sup>nd</sup> Front? _____<br/> Proposed Rear: <u>12'10"</u> Minimum: <u>10ft</u><br/> Proposed Sides: <u>L73ft R 17ft</u> Minimum: <u>15ft</u></p> <p>Height: Proposed <u>15ft</u><br/> Maximum Height: <u>15'-11"</u> or<br/> <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance<br/> <input type="checkbox"/> Regulated by Escarpment District</p> <p>Parking Spaces:<br/> Proposed <u>2</u> Accessible _____<br/> Minimum: _____</p> <p>Bicycle Parking**:<br/> Proposed: _____ Minimum: _____<br/> ** Commercial Requirement</p> |

\* Requires an additional review conducted by Technical Review Division.  
\*\* Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Michael Blum [OWNER APPLICANT AGENT]  
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

*Michael Blum* 5-31-24  
SIGNATURE DATE

**To Be Completed By City Staff:**

**Additional Agency Review if Applicable:**  
 Escarpment Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_  
 Flood Plain Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_  
 Traffic Engineering Approval by \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_  
Notes: \_\_\_\_\_

**Zoning Approval:**  
 Preliminary Approval  with conditions  Rejected  
Comments/Conditions: Subdivision plat must be recorded before applying for building permits.

REVIEWER: Stephanie Perea DATE: 06/17/24

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.



June 27th, 2024

**Proposal Letter:** Windmill Hill Lot 3 Single Family Custom Home

**TO:** HDRB Board

**FROM:** Graham Hogan Architect

**REGARDING:** HDRB Hearing

**DATE:** 8/13/24

**ATTACHMENTS:** *Windmill Hill Subdivision Survey, Windmill Hill Staff Report,*

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### 1. Project

The proposed project is for a new Single Family Custom Home on a vacant lot. The new home will be built on Lot 3 of the Windmill Hill Subdivision as shown on the Windmill Hill Subdivision survey (attached). Windmill Hill Subdivision was approved in July of 2023 (Staff Report attached).

### 2. Project Analysis

The project is located within the Downtown and Eastside Historic district, is zoned R-3 and is designed to meet the Recent Santa Fe Style Design Standards. The new 3 bedroom single family custom home is 3,608 sf of total roof area. The new home square footage of 3,608sf/16,579sf = 21.7% of the site. This is below 40% zoned maximum coverage.

Lot 3: 16,579sf (0.38 Ac. +/-)

New home square footage

|                    |                    |
|--------------------|--------------------|
| Residence          | = 2,803sf (heated) |
| 2 car Garage       | = 540 sf           |
| <u>Roofed area</u> | <u>= 265 sf</u>    |
| <b>House Total</b> | <b>= 3,608 sf</b>  |

Terraces (concrete pavers)

|                         |          |
|-------------------------|----------|
| North Kitchen Terrace   | = 288 sf |
| South Living Room Patio | = 441 sf |
| Master Suite Courtyard  | = 192 sf |

Trellis South Living Room trellis =192 sf

The house is essentially 4 block masses, central great room (living room, kitchen, dining), master suite, guest rooms and garage. The central great room is the tallest portion of the house at 14' 6" above grade. The fireplace chimney is 15'-10" and rainwater cistern is 15'. All are below the site maximum height requirement of 15'11" (as defined by Paul Duran Historic Preservation Senior planner).

### 3. Existing Conditions

The site is a vacant undeveloped site with terrain that slopes down from south to north with grades of less than 30 percent. This is a back lot off of the street behind an operable existing gate and has no publicly visible facades.

#### 4. Design and Materials

The new home will be a one story structure with flat roofs. It has a simple material palette of stucco, wood and stone similar to other structures around the area. The new home will have a stuccoed finish with wood accents and stone site walls with a stone rainwater cistern. The stucco color will be El Rey 118 Suede (an approved SF color) with a sand float smooth finish. The wood fascia, wood beams, window headers, wood scuppers and trellis will be natural wood with a clear coat finish.



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



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



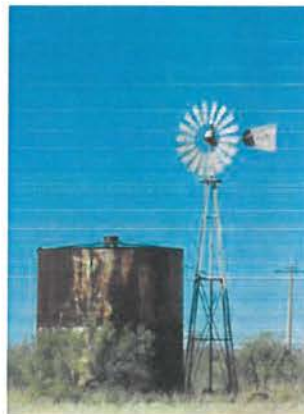
STONE Walls & Cistern  
-Local river rock-

The stone work will be stacked river cobbles set in a similar fashion to other contextual neighborhood stonework around the area.

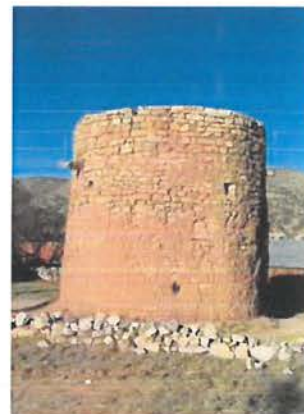
The rainwater catchment cistern is inspired by the historic windmill in the Windmill Hill subdivision that will remain on Lot 1 up the hill from Lot 3. Cisterns are often associated with windmills throughout the west and has become an architectural feature in the design of the custom home. The form of the cistern also draws from torreons found in Agua Fria, Pojoaque and throughout NM. Santa Fe County ordinance No. 2003-6 states that homes over 2,500sf shall install a cistern connected to drip irrigation to serve landscaped areas. Cisterns shall be sized to hold 1.15 gallons per sf of heated area. Therefore our heated sf = 2803 x 1.15gal = 3,224gals. Required. Cistern shown is 9' in diameter by 14' tall (interior dimensions) = 3,308 gals.



Local stone yard wall



Typical western windmill w/  
water storage cistern



Historic torreon, Lincoln  
NM

The windows will be aluminum clad wood windows with a dark aluminum finish on the exterior surface. The exterior of the house will have 3 terraces (south living room patio, north kitchen terrace & master suite courtyard) that will be finished with concrete pavers. The roof will be an earth colored membrane roof with 3 skylights.

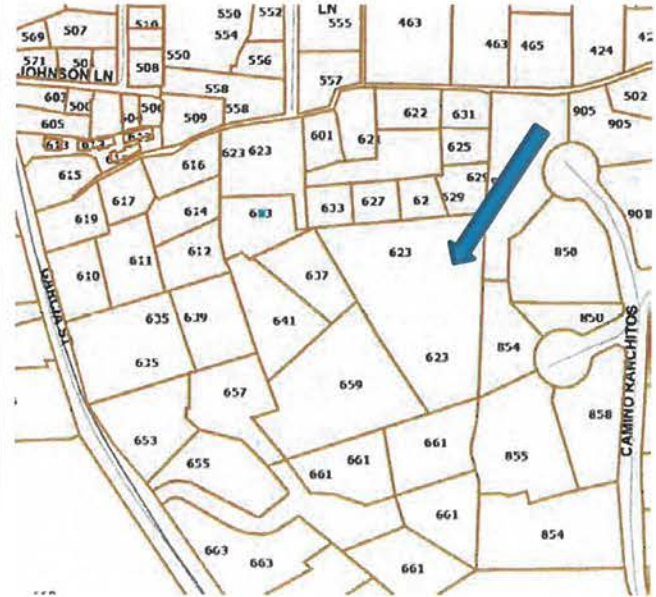
-END-



# Planning and Land Use Department Planning Commission Staff Report

**Case No:** 2023-6842  
**Hearing Date:** July 6, 2023  
**Applicant:** Liaison Planning, Agent for Windmill Hill Subdivision, LLC  
**Request:** Final Subdivision Plat  
**Location:** 623 ½ Garcia Street  
**Case Mgr.:** Daniel Alvarado  
**Zoning:** R-3 (Residential – three dwelling units per acre)  
**Overlay:** Downtown & Eastside Historic District and River & Trails Archaeological District  
**Pre-app. Mtg.:** September 29, 2022  
**ENN Mtg.:** November 15, 2022  
**Proposal:** Final Subdivision Plat for a 3-lot residential subdivision.

**Site Location Map:**



**Case #2023-6842. Windmill Hill at Las Placitas Compound Final Subdivision Plat.** Liaison Planning, agent for Michael Blum, requests Final Subdivision Plat approval for three single-family residential lots on 1.48± acres. The property is located at 623½ Garcia Street, and is zoned R-3 (Residential, three dwelling units per acre). A Preliminary Subdivision for the subject property was approved on April 6, 2023 as part of Case #2022-6201. The property is within the Downtown & Eastside Historic District and River & Trails Archeological Review District.

## I. RECOMMENDATION

Staff recommends **APPROVAL** of Case #2023-6842 Windmill Hill at Las Placitas Compound Final Subdivision Plat.

One motion will be required in this case, in the following order:

- a. **Approve** or **deny** Case #2023-6842 Windmill Hill at Las Placitas Compound Final Subdivision Plat subject to conditions of approval and technical corrections in this report.

## II. CONDITIONS OF APPROVAL

Table 1. Conditions of Approval includes staff recommended conditions of approval for Case #2023-6842 Final Subdivision Plat.

| # | Condition of Approval | Dept. or Division | Addressed in Final Plat | To be completed by: |
|---|-----------------------|-------------------|-------------------------|---------------------|
|   |                       |                   |                         |                     |

|   |  |                       |     |  |
|---|--|-----------------------|-----|--|
| 1 | The grading and drainage plan shall show the existing gravel and state that all the gravel where no improvements are planned will be removed from that area to allow the reduction of impervious surface in the calculations.  | Terrain Management    | Yes | Prior to recordation of final subdivision plat |
| 2 | The driveway shall be designated as a no parking fire access lane and no parking anytime signs shall be posted.  | Planning and Land Use | No  | Prior to recordation of final subdivision plat |
| 3 | The 150 feet driveway requirements shall be met as per International Fire Code (IFC), or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4 + 500 feet 26-foot apparatus access road)                                | Fire Prevention       | N/A | Prior to recordation of final subdivision plat |
| 4 | A hydrant shall be provided within 600 feet of proposed residential units.   | Fire Prevention       | N/A | Prior to recordation of final subdivision plat |
| 5 | There are currently 2 roadway easements, where are 5' and 15'; they are not currently combined on the legal lot of record. These shall be combined for a single easement of 20'.   | Fire Prevention       | No  | Prior to recordation of final subdivision plat |
| 6 | 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times. | Fire Prevention       | N/A | Prior to recordation of final subdivision plat |
| 7 | Each lot shall be served by separate water service at the time of development.   | Water Engineering     | N/A | Prior to Permit                                |
| 8 | An agreement for metered service (AMS) shall be required to install new services.  | Water Engineering     | N/A | Prior to Permit                                |

|    |  |            |     |  |
|----|--|------------|-----|--|
| 9  | All private sewer service lines shall be identified as SCH 40 PVC.   | Wastewater | Yes | Prior to recordation of final subdivision plat |
| 10 | Identify the size pipe for the sewer service lines.  | Wastewater | Yes | Prior to recordation of final subdivision plat |
| 11 | Delineate cleanout locations of all sewer service lines per UPC code.  | Wastewater | No  | Prior to recordation of final subdivision plat |
| 12 | Identify the slope of the sewer service lines. Minimum 2% for 4 inch and 1% for 6-inch service line is required.   | Wastewater | Yes | Prior to recordation of final subdivision plat |
| 13 | Sewer backwater valves are required on the service lines. Delineate sewer backwater valve locations on all service lines.  | Wastewater | No  | Prior to recordation of final subdivision plat |
| 14 | The plan set shows a single private sewer service line serving the three (3) lots which creates a manifold connection which is prohibited by City code. Develop an alternative means of compliance:<br>A. Creating a Homeowners Association (HOA)<br>B. Creating a Shared Sewer Agreement or<br>C. Installing three separate sewer service lines   | Wastewater | Yes | Prior to recordation of final subdivision plat |
| 15 | The proposed connection point of the service line(s) to the City public sewer line is not preferred by the Wastewater Division due to the condition of the existing public sewer line. There appears to be another public sewer line on the west side of the property, that is an 8-inch PVC line which is the preferred connection point for your project. Review the plats Wastewater has provided and evaluate if this proposed | Wastewater | Yes | Prior to recordation of final subdivision plat |

|    |   |                                  |     |  |
|----|---|----------------------------------|-----|--|
|    | connection point will serve your project.   |                                  |     |  |
| 16 | Each lot shall be served by separate water service at the time of development.  | Water Engineering                | N/A | Prior to recordation of final subdivision plat |
| 17 | The proposed connection point of the service line(s) to the City public sewer line is not preferred by the Wastewater Division due to the condition of the existing public sewer line. There appears to be another public sewer line on the west side of the property, that is an 8-inch PVC line which is the preferred connection point for your project. Review the plats Wastewater has provided and evaluate if this proposed connection point will serve your project | Water Engineering/<br>Wastewater | Yes | Prior to recordation of final subdivision plat |
| 18 | Historic Districts Review Board (HDRB) approval is required prior to the application for building permits.  | Historic Preservation Division   | No  | Prior to building permit application           |
| 19 | Define buildable areas and required open space on subdivision site plan.  | Land Use                         | No  | Prior to recordation of final subdivision plat |

### III. EXECUTIVE SUMMARY

In 2012, a four-lot single-family subdivision and variance to the minimum street width subdivision plat for the subject property was reviewed by the Planning Commission (Case# 2012-123). The Planning Commission approved both requests. However, the final subdivision plat was never recorded, and the approvals expired. The previous case information can be found in Attachment F.

On April 6, 2023, the applicant returned to the Planning Commission to request approval for a three-lot subdivision (Case #2022-6201 Preliminary Subdivision) and variance (Case #2022-6202) to SFCC §14-9.2-1, minimum street width. The Planning Commission approved both requests. Information regarding this decision can be found in Attachment G.

The applicant is now requesting Final Subdivision Plat approval for a three-lot subdivision. The subject property is zoned R-3 (Residential, three dwellings per acre) and is in the Downtown and Eastside Historic District and the River and Trails Archaeological Review District. The Final Subdivision Plat reflects the variance approval as well as any changes required from the preliminary plat's conditions of approval (see Table 1). Other than the required changes, the final subdivision plat conforms substantially to the preliminary subdivision plat as approved.

**Figure 1. Access Easement Aerial Photo**



**IV. EXISTING CONDITIONS**

Surrounding land use and zoning includes single family homes, primarily zoned R-3 except for the Las Placitas Compound, a 6-lot development to the west, which is zoned R-4 (see Table 2. Adjacent Uses). Originally known as Emmanuel Place, the Las Placitas development was approved by the Planning Commission and recorded in 2007.

| <b>Direction</b> | <b>Address</b>               | <b>Zoning</b>                               | <b>Use</b>  |
|------------------|------------------------------|---|-------------|
| North            | Alire Compound               | R-3 (Residential 3 dwelling units per acre) | Residential |
| West             | Las Placitas Compound        | R-4 (Residential 4 dwelling units per acre) | Residential |
| East             | 854 and 904 Camino Ranchitos | R-3 (Residential 3 dwelling units per acre) | Residential |
| South            | 661 Garcia Street            | R-3 (Residential 3 dwelling units per acre) | Residential |

**V. PROJECT ANALYSIS**

The three (3) proposed lots will range in size from 16,579 square feet to 26,326 square feet, establishing a

proposed density of approximately 2 dwelling units per acre, which complies with the zone district's maximum permitted density of 3 units per acre. Lot 1, located at the southern end of the property, includes an existing home and historic windmill. The applicant has stated that they will preserve and maintain the windmill, which was erected in the early 1930s, although it does not have a historic status assigned to it and is not officially on the map of historic structures as required by the Historic Districts Ordinance (Section 14-5.2 SFCC 1987). The proposed lot sizes are as follows:

- a. Lot 1: 21,772 sq. ft. (0.5 acre)
- b. Lot 2: 26,326 sq. ft. (0.6 acre)
- c. Lot 3: 16,579 sq. ft. (0.4 acre)

Since the development is comprised of ten (10) or fewer units; the Santa Fe Homes Program does not require construction of affordable homes. However, a fractional fee of \$11,100 is required as stated in the Santa Fe Affordable Homes Proposal (Attachment E).

The homes are not currently designed but the applicant shall comply with the maximum lot coverage of 40% and meet the other dimensional standards for the R-3 residential zone including the setbacks and Historic District height and design standards. Because the property is within the Downtown and Eastside Historic district, new construction and remodeling will be subject to Historic Districts Review Board approval.

The Applicant has complied with SFCC §14-3.1(E) "Pre-application", SFCC §14-3.1(H) "Notice Requirements" for Public Hearings, and SFCC §14-3.1(F) "Early Neighborhood Notification" (reference Attachment C). The City's Development Review Team ("DRT") reviewed the Application for compliance with applicable City Code sections (reference Attachment B). Staff's analysis identifies the Application has satisfied final subdivision plat approval criteria according to SFCC §14-3.7(B)(4) "Final Plat," subject to conditions of approval and technical corrections listed in Attachment A, except for the 20-foot access required by the Fire Department.

**A. Archaeological**

Per SFCC §14-3.13(B)(2)(a) development in the River and Trails Archaeological District requiring approval by the Planning Commission, having over two acres, or having any part lying within the area identified as the Santa Fe Trail, requires an archaeological clearance. This property is 1.48 acres and does not meet the two-acre threshold; therefore, archaeological clearance is not required.

**B. Utilities**

City sewer, water and dry utilities are available to service the property. The existing house is currently on a private septic system but will be required to connect to the city sewer system should the subdivision be approved. The sewer line located to the north of the site will be extended into the site to each lot for separate sewer service connections. Extensions for wet and dry utilities into the subdivision will be off the access easement.

Figure 2: Utility line locations



The Water Division requires a water plan, an ACD (Agreement to Construct and Dedicate) with water comments, and an executed agreement for metered service (AMS) be submitted to the design engineer prior to building permit. Water Division comments can be reviewed in Attachments A and B.

The existing septic system will be abandoned in accordance with NMED requirements. The sewer line located to the north of the site will be extended into the site to each lot for separate sewer service connections. Joint dry utilities will share a trench providing gas and electric extending off the access easement into the subdivision.

#### C. Fire

There is a fire hydrant located to the north within the access easement within 150 feet of the entrance to the property. The Fire Division submitted standard technical corrections related to any new construction on the premises in addition to requesting conditions of approval including:

- i. Shall meet the 150 feet driveway requirements must be met as per IFC, or an emergency turn-around that meets the IFC requirements shall be provided. (Appendix D Table D103.4 + 500 feet 26-foot apparatus access road)
- ii. Shall provide hydrant within 600 feet of proposed residential units.
- iii. Confirm reasons for 2 roadway easements. (5' & 15' why not combined?)
- iv. 503.4 Obstruction of Fire Apparatus Access Roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be always maintained.

(Reference Attachments A and B).

Regarding point iii above, this is the narrower portion of the easement which totals 20' in width with only 15' of it being a drivable surface. The applicant is required to improve this section of the road so that the entire 20' width of the easement is usable for a driving surface, prior to sign off on the Final Subdivision Plat.

The applicant in discussion with the Fire Division concluded that the new construction would have sprinkler systems in accordance with 903.3 automatic sprinkler system installation requirements of the 2015 Fire Code. The applicant will also maintain the northwestern entrance to the properties to minimize use of the narrower access. The applicant will also provide turnarounds for emergency vehicles on the property.

#### D. Traffic

The applicant proposes access into the subdivision through the access easement to the north of the property. Subdivision parking includes 2 on-site parking spaces per residence as required per Chapter 14 Appendix A – Table 14-8.6-1 *Parking and Loading Requirements*. The City Traffic Division did not require a traffic impact analysis for the subdivision.

#### **E. Terrain Management and Landscape**

The terrain of the subject property slopes down from south to north with grades of less than 30 percent. Buildings may be sited on the lots, subject to the setback requirements and lot coverage of the R-3 district. An area designated “View Corridor Easement” at the northwest entrance of the development is 13,503.6 sq. ft. (0.31 acres) and is intended to remain a view corridor for the community.

Since a variance was approved for the lane width for this project, the driveway serving these lots does not need to be brought to current roadway standards (38-foot Right-of-way [ROW]). Instead, the existing driveway will be improved to City standards for other requirements besides width, and “No Parking” signs will be added to the driveway to maintain emergency vehicular access.

Terrain management requested that the grading and drainage plan must show the existing gravel and state that all the gravel will be removed from that area to allow the reduction of impervious surface in the calculations prior to final recordation of a subdivision. The final subdivision shows this detail in the grading sheet. The driveway will be an all-weather basecourse road that allows for storm water permeability.

Staff who reviewed the Landscaping and irrigation plans have requested that the following be provided prior to filing for a permit: 1) a professional landscape irrigation design per SFCC Chapter 14-8.4(E) *Water Harvesting and Irrigation Standards* and SFCC Landscape Irrigation Design Standards, as well as 2) a professional landscape design which fulfills Section 14-8.4 of the City of Santa Fe Code. These and other technical corrections are provided in Attachment A.

#### **VI. FINAL SUBDIVISION PLAT APPROVAL CRITERIA**

Section 14-3.7 governs the authority, procedures, and restrictions for the division of land. SFCC §14-3.7(B)(4)(e)(i) and (ii) state that *“The planning commission shall approve or disapprove the final plat within thirty-five days of the date it first considers the complete submittal of the plat at a public hearing unless an extension of time is agreed to by the applicant and the planning commission.”*

*If the final plat is approved by the planning commission, the approval shall be recorded on the face of the original drawing of the final plat. The approval shall be dated and verified on the original drawing by the signature of the chair and secretary of the planning commission in the spaces provided. If the plat is approved, the original drawing shall be used in part for recordation purposes and shall be retained in the files of the engineering division. If the final plat is disapproved, the original drawing shall be returned to the applicant.”*

The following documents the status of the approval criteria for a Final Subdivision Plat:

**Approval Criteria Subdivision Plat (§ 14-3.7 (C)(1))**

|  |  |
|--|--|
| <p><b>Criterion 1: In all subdivisions, due regard shall be shown for all natural features such as vegetation, water courses, historical sites and <i>structures</i>, and similar community assets that, if preserved, will add attractiveness and value to the area or to Santa Fe.</b></p>   | <p><b>Criterion Met:</b><br/>(Yes/No)<br/><b>Yes</b></p> |
| <p><b>Applicant Response:</b><br/> <i>The subdivision is designed to highlight the property's natural features such as the gently sloping terrain, existing trees, and other vegetation. The historic windmill after which the subdivision is named will be restored and maintained as a central feature of the property. In addition, coyote fences will be restored as a central feature of the property. Such measures will ensure that the property retains its uniqueness and remains an asset to the neighborhood.</i></p> <p><b>Staff Response:</b><br/>                 The Garcia Street area is known to have historic structures. The Las Placitas Compound original structures were constructed between 1912 and 1925. The Alire Compound was constructed in the 1940s. Most of the other homes in the area were added in the 1940s with additional homes added in the 1960s. Many of the structures in the area are listed as contributing to the Downtown &amp; Eastside Historic District. This particular property holds a historic windmill which according to a letter from John Alire in 1997, the windmill was constructed between 1951 and 1953 by Mauricio Alire (Attachment F). This windmill is where the property gets the name Windmill Hill. The historic windmill will remain as a portion of Lot 1.</p> <p>The terrain slopes down from south to north with grades at less than 30 percent. The slope will be maintained as part of the planned subdivision. The subdivision will also be providing an area designated "View Corridor Easement" at the northwest entrance of the development. This 13,503.6 sq. ft. (0.31 acres) easement is intended to remain a view corridor for the community which will increase the attractiveness and value to the area.</p> <p>With these qualities in mind, it is staff's assertion that the proposed subdivision meets Criterion 1.</p> |  |
| <p><b>Criterion 2: The planning commission shall give due regard to the opinions of public agencies and shall not approve the <i>plat</i> if it determines that in the best interest of the public health, safety, or welfare the land is not suitable for <i>planning</i> and <i>development</i> purposes of the kind proposed. Land subject to <i>flooding</i> and land deemed to be topographically unsuited for building, or for other reasons uninhabitable, shall not be <i>platted</i> for <i>residential</i> occupancy, nor for other uses that may increase danger to health, safety or welfare or aggravate <i>erosion</i> or <i>flood</i> hazard. Such land shall be set aside within the <i>plat</i> for uses that will not be endangered by periodic or occasional inundation or produce unsatisfactory living conditions. See also Section 14-5.9 (Ecological Resource Protection Overlay District) and Section 14-8.3 (Flood Regulations).</b></p>  | <p><b>Criterion Met:</b><br/>(Yes/No)<br/><b>Yes</b></p> |

**Applicant Response:**

*The subject property is situated on gently sloping terrain that is well suited for the proposed 3-lot subdivision. Furthermore, the subdivision has been designed to mirror the historic compounds in the neighborhood and preserve the unique character of the area.*

**Staff Response:**

The proposed subdivision has been determined to be in the best interest of public health, safety and welfare as it meets all applicable code provisions except for the standards of SFCC §14-9.2-1, *Design Criteria for Street Types*, which requires a minimum right of way width of 38 feet for access to 0-30 dwelling units. The project has been granted a variance to this code provision and meets all other chapter 14 requirements as well as the future land use density in the General Plan of 3-7 dwelling units per acre, therefore it meets this Criterion.

**Criterion 3: All plats shall comply with the standards of Chapter 14, Article 9 (Infrastructure Design, Improvements and Dedication Standards).**

**Criterion Met:**  
(Yes/No)  
**Yes**

**Applicant Response:**

*The plat complies with the standards of Chapter 14, Article 9, except for the above referenced variance request.*

**Staff Response:**

The project meets this criterion as it complies with all applicable standards in Chapter 14, Article 9, except for SFCC §14-9.2-1, *Design Criteria for Street Types*, for which the project has been granted a variance.

**Criterion 4: A plat shall not be approved that creates nonconformity or increases the extent or degree of an existing nonconformity with the provisions of Chapter 14 unless a variance is approved concurrently with the plat.**

**Criterion Met:**  
(Yes/No)  
**Yes**

**Applicant Response:**

*A Variance from SFCC § 14-9 .2-1, Design Criteria for Street Types, is requested with this application to address off-site roadway access.*

**Staff Response:**

This project meets this criterion. A variance for SFCC §14-9.2-1, *Design Criteria for Street Types* has been granted for the only nonconformity created by the subdivision plat.

**Criterion 5: A plat shall not be approved that creates a nonconformity or increases the extent or degree of an existing nonconformity with applicable provisions of other chapters of the Santa Fe City Code unless an exception is approved pursuant to the procedures provided in that chapter prior to approval of the plat.**

**Criterion Met:**  
(Yes/No)  
**Yes**

**Applicant Response:**

*No new non-conformities are created with this plat.*

**Staff Response:**

This project meets this criterion. A variance for SFCC §14-9.2-1, *Design Criteria for Street Types* has been granted for the only nonconformity created by the subdivision plat.

**VII. EARLY NEIGHBORHOOD NOTIFICATION (ENN)**

The Applicant conducted an ENN on November 15, 2022. The Applicant and Staff were in attendance and there were five (5) members of the public in attendance.

Concerns from the public were regarding the egress/ingress of the easement to the properties including the speed limit in the area and the damage of construction equipment on the roadway. Attendees were also concerned about the hours of the construction noise. The neighbors were supportive of the subdivision and the number of proposed homes.

### VIII. EXPIRATION

According to SFCC §14-3.19(B)(2) *“Approval of a final plat for a subdivision, including a summary plat approved by the land use director and resubdivisions, shall expire three (3) years after final action approving it unless the plat is filed for record with the county clerk. If the final plat approval expires, then the approval of the corresponding preliminary plat expires simultaneously.”*

Should the Commission approve the final subdivision plat, the expiration date would be three years after the date the Findings of Fact and Conclusions of Law are adopted by the commission or three (3) years plus thirty-five (35) days from the vote of the Commission to approve the final subdivision plat, whichever is earliest.

### IX. ATTACHMENTS

ATTACHMENT A: Technical Corrections

ATTACHMENT B: Development Review Team

1. Wastewater, Stan Holland
2. Fire Marshal, Geronimo Griego/ Mark Wrolstad
3. Water Engineering, Taylor Jurgens

ATTACHMENT C: Early Neighborhood Notification

1. Notification Letter
2. Guidelines
3. Notification Poster
4. Meeting Notes

ATTACHMENT D: Maps and Photos

1. Aerial Photo
2. Zoning Maps
3. Street View Photos

ATTACHMENT E: Applicant Submittals

1. Application Letter
2. Application and Authorization
3. Proposed Subdivision Plat
4. Proposed Site Plan
5. Plans Set
6. Correspondence

ATTACHMENT F: Previous (2012) Case Documents

1. Findings of Fact and Conclusions of Law
2. Minutes
3. Staff Report
4. Historic Cultural Properties Inventory

ATTACHMENT G: Preliminary Subdivision Case Documents

1. Application letter
2. Applications and authorization
3. Warranty Deed
4. STH Form
5. Santa Fe Homes Proposal
6. Preliminary Subdivision Plat
7. Correspondence
8. Staff Report
9. Finding of Facts and Conclusions of Law

**APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:**

| Title                         | Name            | Initials   |
|-------------------------------|-----------------|------------|
| Department Director           | Jason M. Kluck  | <i>jmk</i> |
| Assistant Department Director | Heather Lamboy  | HLL        |
| Planning Manager              | Maggie Moore    | <i>MM</i>  |
| Planner Senior                | Daniel Alvarado | <i>DGA</i> |

July 19th, 2024

**EXCEPTION:** Stone cobble Rainwater Cistern for Windmill Hill Lot 3  
Single Family Custom Home

**TO:** HDRB Board

**FROM:** Graham Hogan Architect

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**1. Exception Criteria 14-5.2 (E) Downtown and Eastside Design Standards for the constructing of a rock cistern.**

(i) Do not damage the character of the district;

The new stone cobble cistern does not damage or change the character of the Downtown & Eastside design standards. The cistern will be finished with river stone cobbles consistent with walls and finishes in the immediate vicinity along Garcia, Arroyo Tenorio, Acequia Madre, Canyon Road and throughout historic Downtown & Eastside district.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare; and

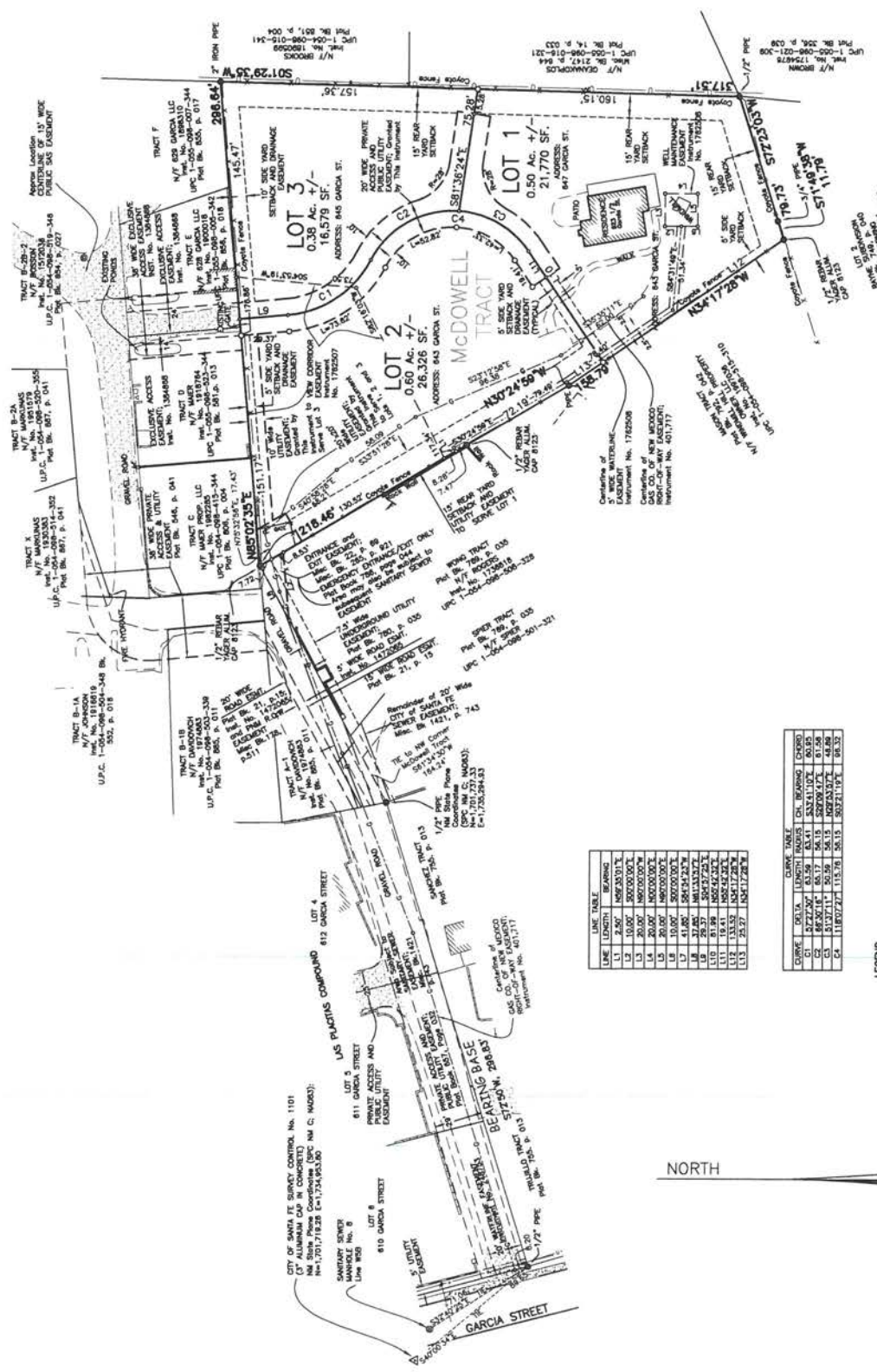
Harvesting rainwater from the new roofs and feeding into the cistern will help to conserve water, New Mexico's most precious resource in Santa Fe's high desert environment. The cistern will be insulated and clad in stone cobbles and will be connected to a drip irrigation system that will water the homes landscaping saving City and Well water while maintaining Santa Fe's garden character. Ordinance #2003-6 2.4.1a(vii) Homes of 2,500sf of heated area or greater shall install a cistern that is buried, partially buried or within an insulated structure and is connected to a pump & drip irrigation system to serve all landscaped areas.

(iii) Strengthen 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.

Overlooking the Windmill Hill Subdivision is an old windmill on Lot 1 that is seen from all three lots. Cisterns are often associated with windmills throughout the west and the new house cistern will similarly be expressed. Various designs, heights, materials and proportions were studied for the cistern design. The cistern's torreon shape strengthens and contributes to the City character and finished with river stone cobbles it is consistent with the earthen, natural material palette of downtown Santa Fe.

-END-

SUBDIVISION PLAT OF  
**25** SECTION  
**WINDMILL HILL SUBDIVISION**  
 TOWNSHIP  
**17N**  
 RANGE  
**9E**  
 OF THE  
**MCDOWELL TRACT**  
 MASON-MCDOWELL  
 LOT LINE ADJUSTMENT  
 Plat Book 752, Page 042  
 823 1/2 GARCIA STREET  
 SANTA FE, NEW MEXICO  
 SHEET  
**3B**  
 COUNTY  
 SAGUAY COUNTY  
 PLAT NO. 1-200-098-503-172



**LINE TABLE**

| LINE | LENGTH | BEARING     | CHORD  | CHORD BEARING |
|------|--------|-------------|--------|---------------|
| L1   | 2.50'  | S89°23'01\" | 2.50'  | S89°23'01\"   |
| L2   | 10.00' | S00°00'00\" | 10.00' | S00°00'00\"   |
| L3   | 20.00' | S00°00'00\" | 20.00' | S00°00'00\"   |
| L4   | 20.00' | S00°00'00\" | 20.00' | S00°00'00\"   |
| L5   | 10.00' | S00°00'00\" | 10.00' | S00°00'00\"   |
| L6   | 41.80' | S81°55'28\" | 41.80' | S81°55'28\"   |
| L7   | 37.85' | N81°55'28\" | 37.85' | N81°55'28\"   |
| L8   | 19.41' | S00°00'00\" | 19.41' | S00°00'00\"   |
| L9   | 19.41' | S00°00'00\" | 19.41' | S00°00'00\"   |
| L10  | 19.41' | S00°00'00\" | 19.41' | S00°00'00\"   |
| L11  | 19.41' | S00°00'00\" | 19.41' | S00°00'00\"   |
| L12  | 25.97' | N05°17'28\" | 25.97' | N05°17'28\"   |

**CURVE DATA**

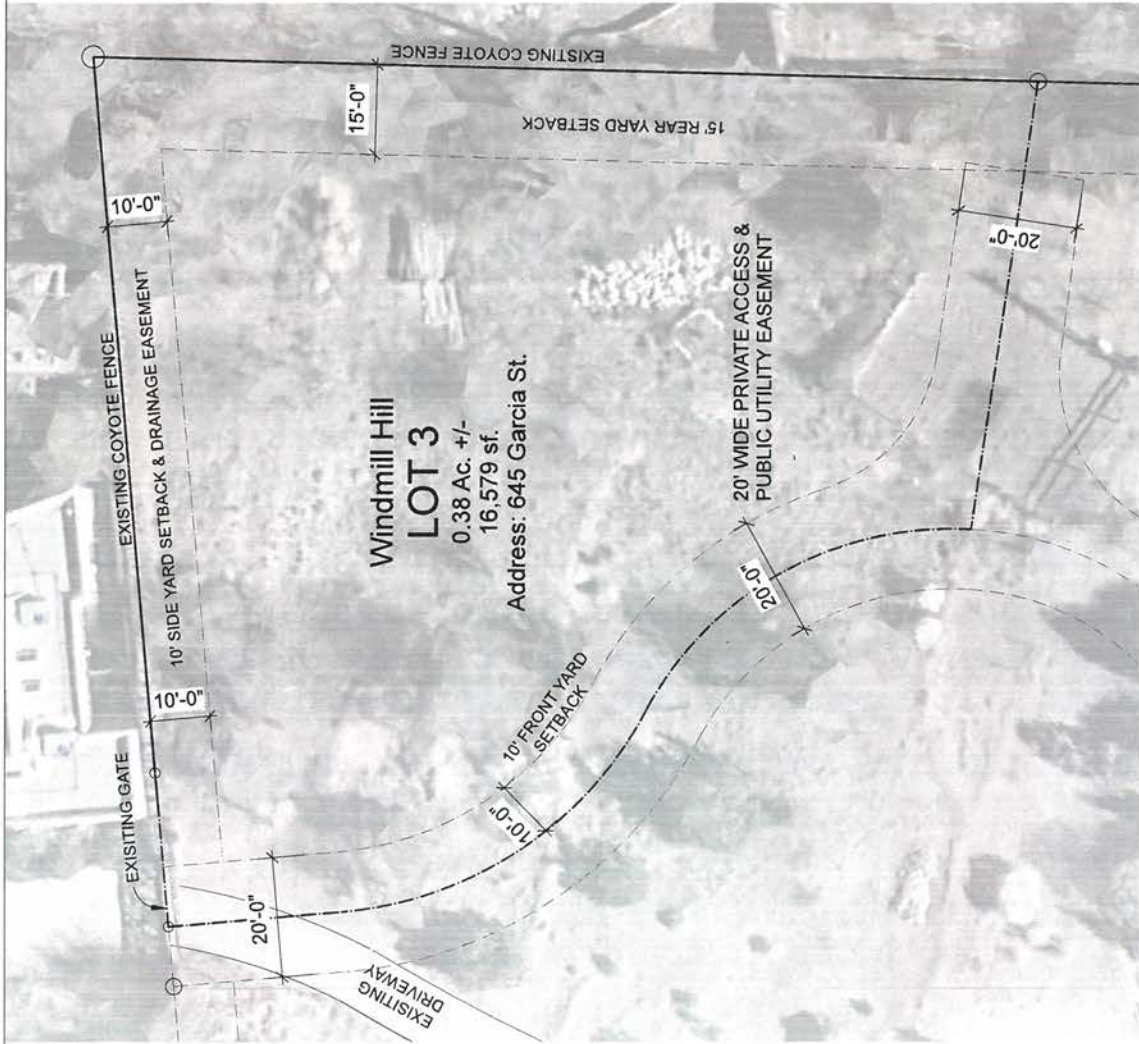
| CURVE | DATA          | LENGTH  | CHORD  | CHORD BEARING |
|-------|---------------|---------|--------|---------------|
| C1    | 272.20'       | 63.59'  | 63.41' | S22°41'10\"   |
| C2    | 85.97' x 15'  | 56.15'  | 52.92' | S22°41'10\"   |
| C3    | 118.07' x 21' | 115.76' | 56.15' | S02°21'19\"   |

- LEGEND**
- △ CITY OF SANTA FE SURVEY CONTROL MONUMENT;
  - SURVEY MONUMENT FOUND, AS NOTED
  - SURVEY MONUMENT ESTABLISHED OR RE-ESTABLISHED: Set, this survey;
  - COMPUTED POINT, NOT SET
  - OVERHEAD UTILITY LINES
  - UTILITY POLE
  - CENTERLINE OF HIGHWAY
  - CENTERLINE OF RAILROAD
  - CENTERLINE OF CANAL



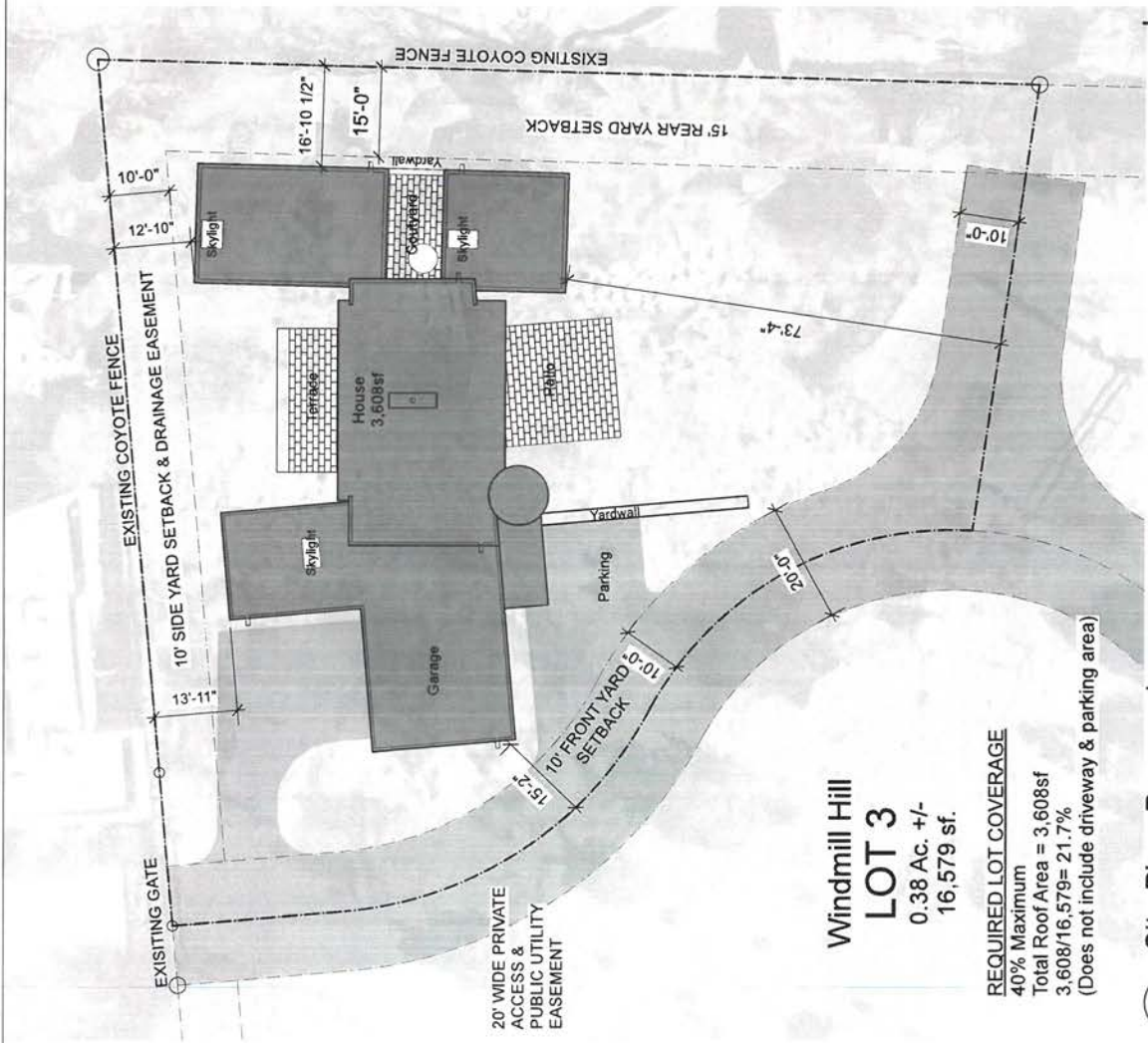
CITY OF SANTA FE SURVEY CONTROL No. 1101  
 117 ALAMOSA AVE. S.W. CO. OFFICE  
 NM State Plane Coordinates (SPC NM C, NAD83)  
 NAD 83 Zone 12N  
 Easting: 1,701,732.33  
 Northing: 6,511,412.70  
 Zone: 12N  
 Datum: NAD 83  
 Spheroid: GRS 80  
 Datum Shift: 11.414 m East, 5.297 m North  
 Scale Factor: 0.999 999 99  
 False Easting: 500,000.00 m  
 False Northing: 500,000.00 m  
 Contour Interval: 3.00 m  
 UTM Zone: 12N  
 UTM Datum: NAD 83  
 UTM Spheroid: GRS 80  
 UTM Datum Shift: 11.414 m East, 5.297 m North  
 UTM Scale Factor: 0.999 999 99  
 UTM False Easting: 500,000.00 m  
 UTM False Northing: 500,000.00 m

Windmill Hill Lot 3 Residence  
645 Garcia St.  
Santa Fe, NM 87505



1 Site Plan - Existing-

**Windmill Hill Lot 3 Residence**  
 645 Garcia St.  
 Santa Fe, NM 87505



**Windmill Hill**  
**LOT 3**  
 0.38 Ac. +/-  
 16,579 sf.

**REQUIRED LOT COVERAGE**  
 40% Maximum  
 Total Roof Area = 3,608sf  
 3,608/16,579 = 21.7%  
 (Does not include driveway & parking area)

**2 Site Plan - Proposed**  
 Scale: 1" = 20'-0"





WINDMILL HILL RESIDENCE  
ARCHITECTS  
1000 10TH AVENUE NW  
ALBUQUERQUE, NM 87102  
TEL: 505.243.1188

STUDIO GP LLC  
ARCHITECTS  
1000 10TH AVENUE NW  
ALBUQUERQUE, NM 87102  
TEL: 505.243.1188



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

PROJECT NAME:

DESCRIPTION:

DATE:

24-002

07.19.2024

DESIGN BY:

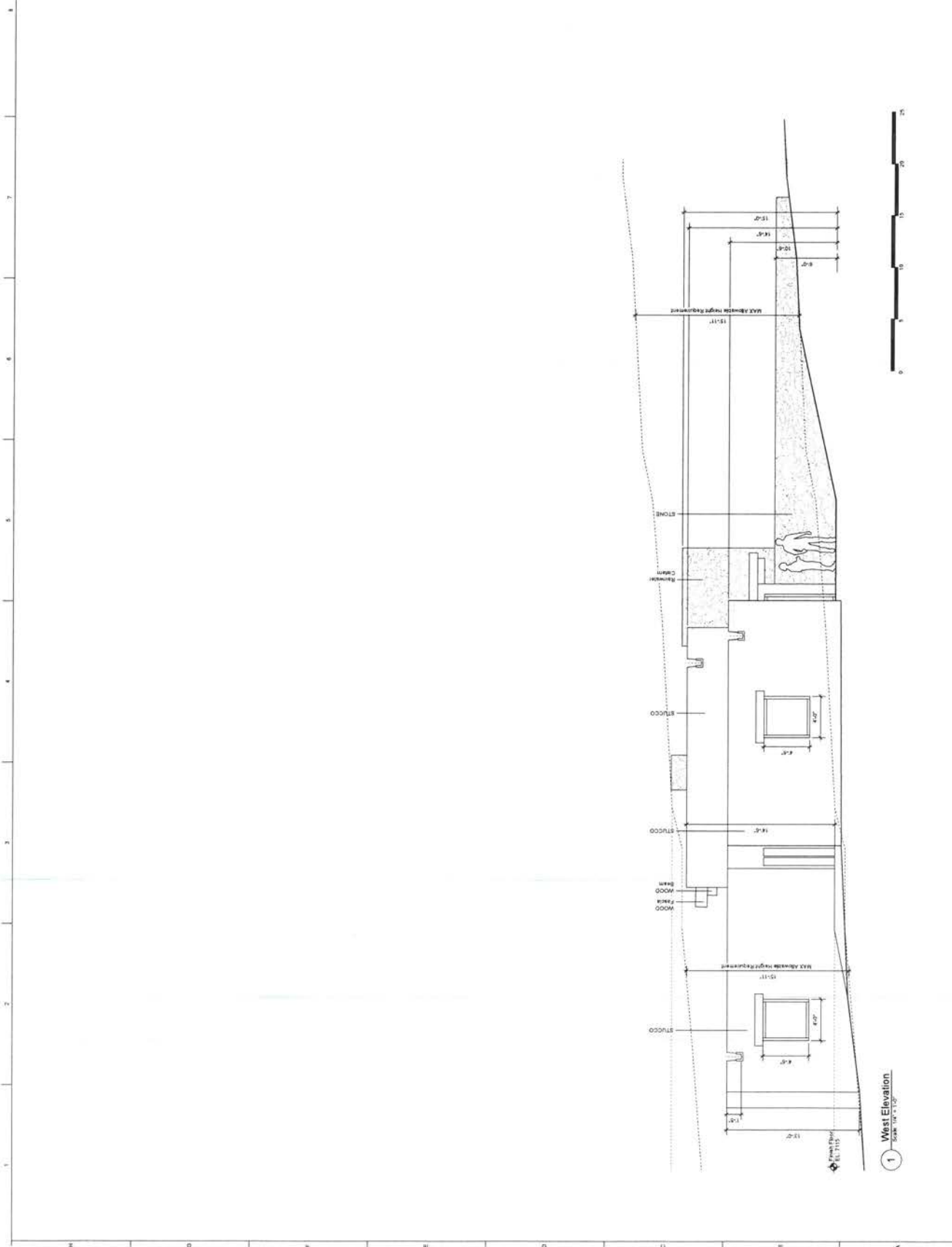
CHECKED BY:

SHEET NO.:

SHEET TITLE:

ELEVATION

A201



1 West Elevation  
Scale: 1/8" = 1'-0"



A203

ELEVATION

SHEET TITLE:

SHEET NO.:

CHECKED BY:

DATE: 07.19.2024

PROJECT NO. 24-002

DATE: 07.19.2024

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

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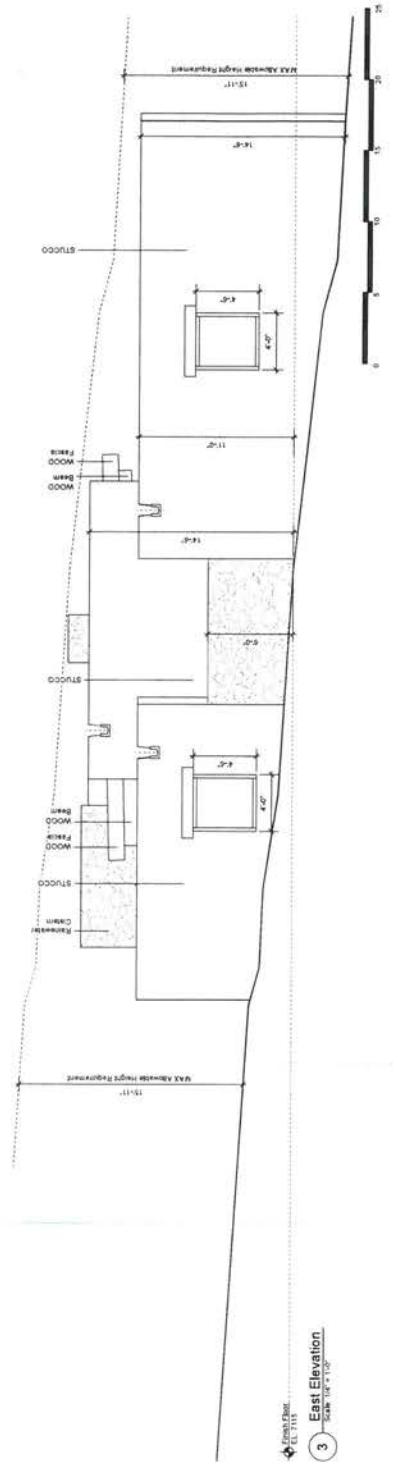
PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

PROJECT NAME:

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



StudioGR LLC  
ARCHITECTS

1000 BROAD AVENUE, SUITE 100  
DENVER, COLORADO 80202  
TEL: 303.733.0100

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



## PROJECT MATERIALS

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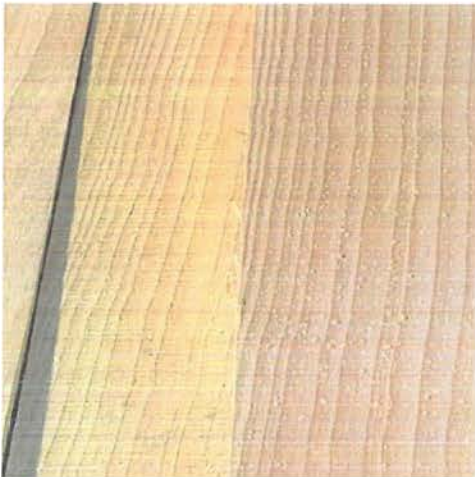
### STUCCO

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

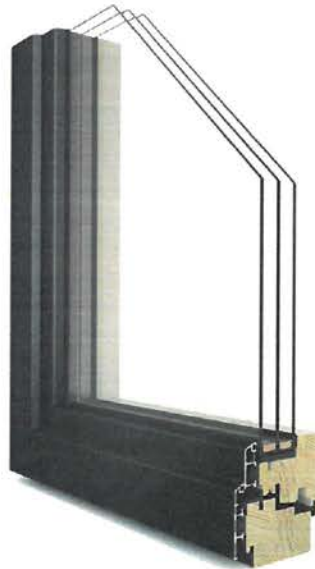


### STONE Walls & Cistern

-Local river rock-



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



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

## Windmill Hill Lot 3 Residence

645 Garcia St.  
Santa Fe, NM 87501



**Windmill Hill Lot 3 Residence**

645 Garcia St.  
Santa Fe, NM 87501



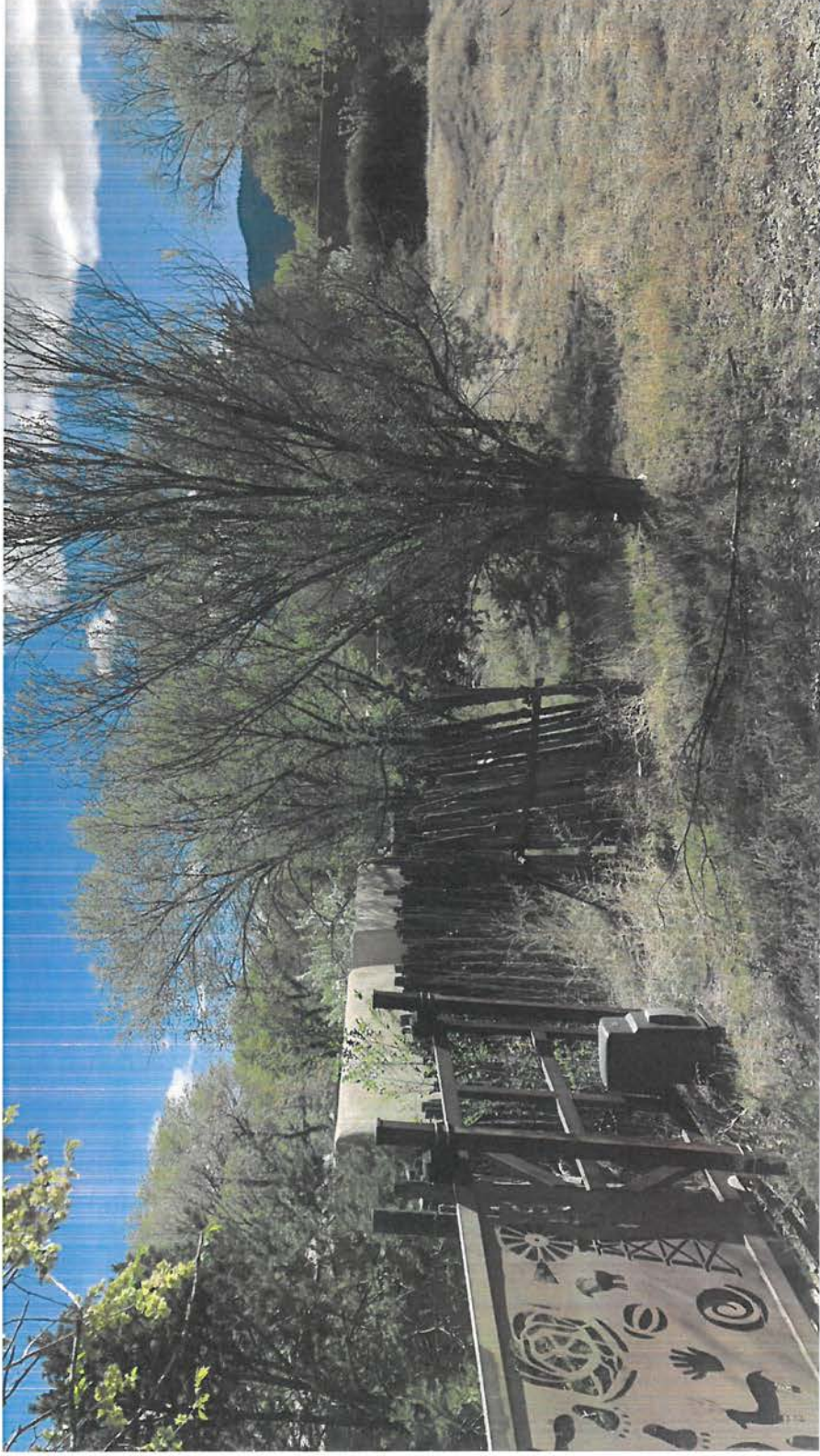
**Windmill Hill Lot 3 Residence**

645 Garcia St.  
Santa Fe, NM 87501



**Windmill Hill Lot 3 Residence**

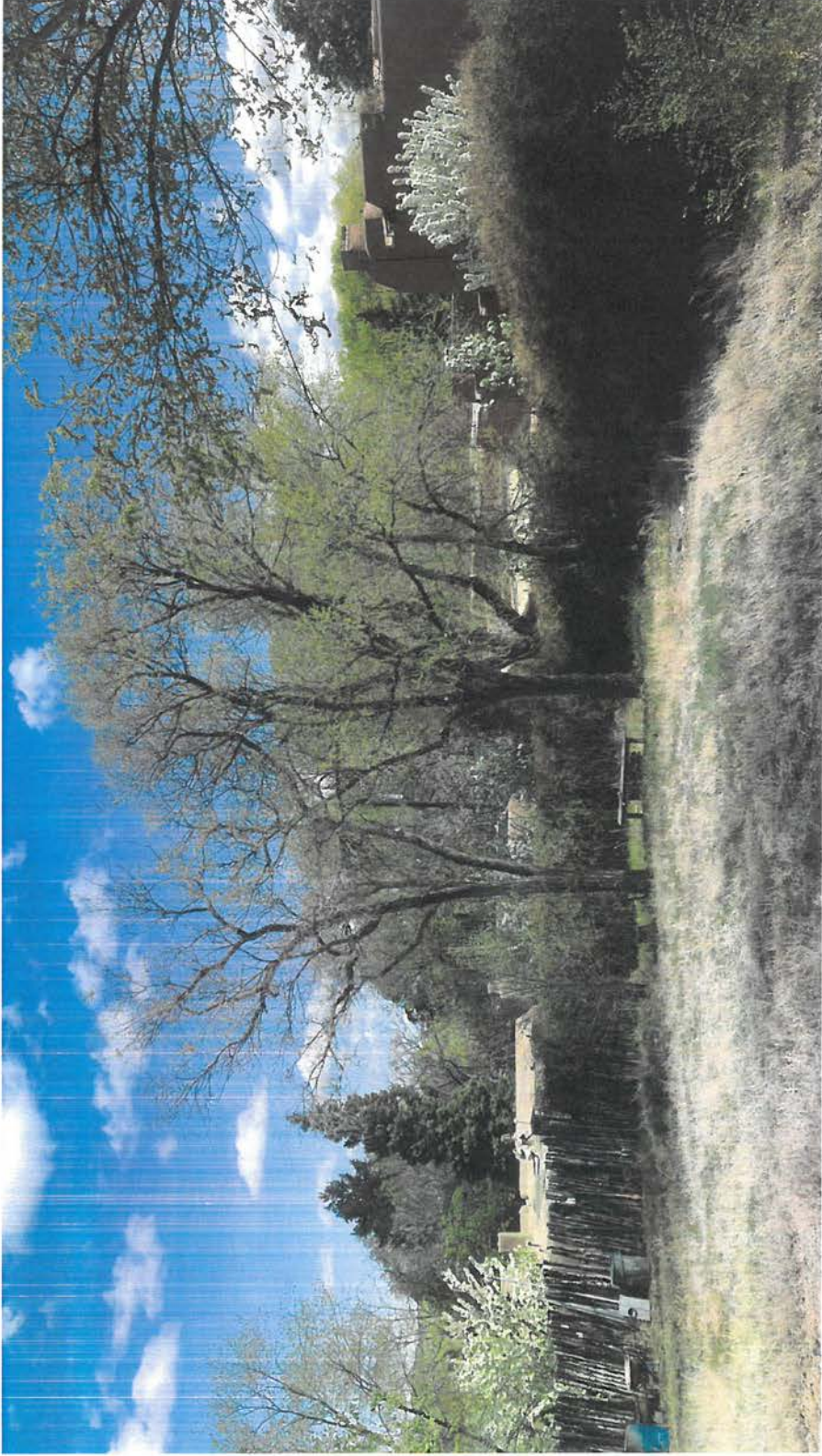
645 Garcia St.  
Santa Fe, NM 87501



1 EXISTING SITE PHOTO Looking East

## Windmill Hill Lot 3 Residence

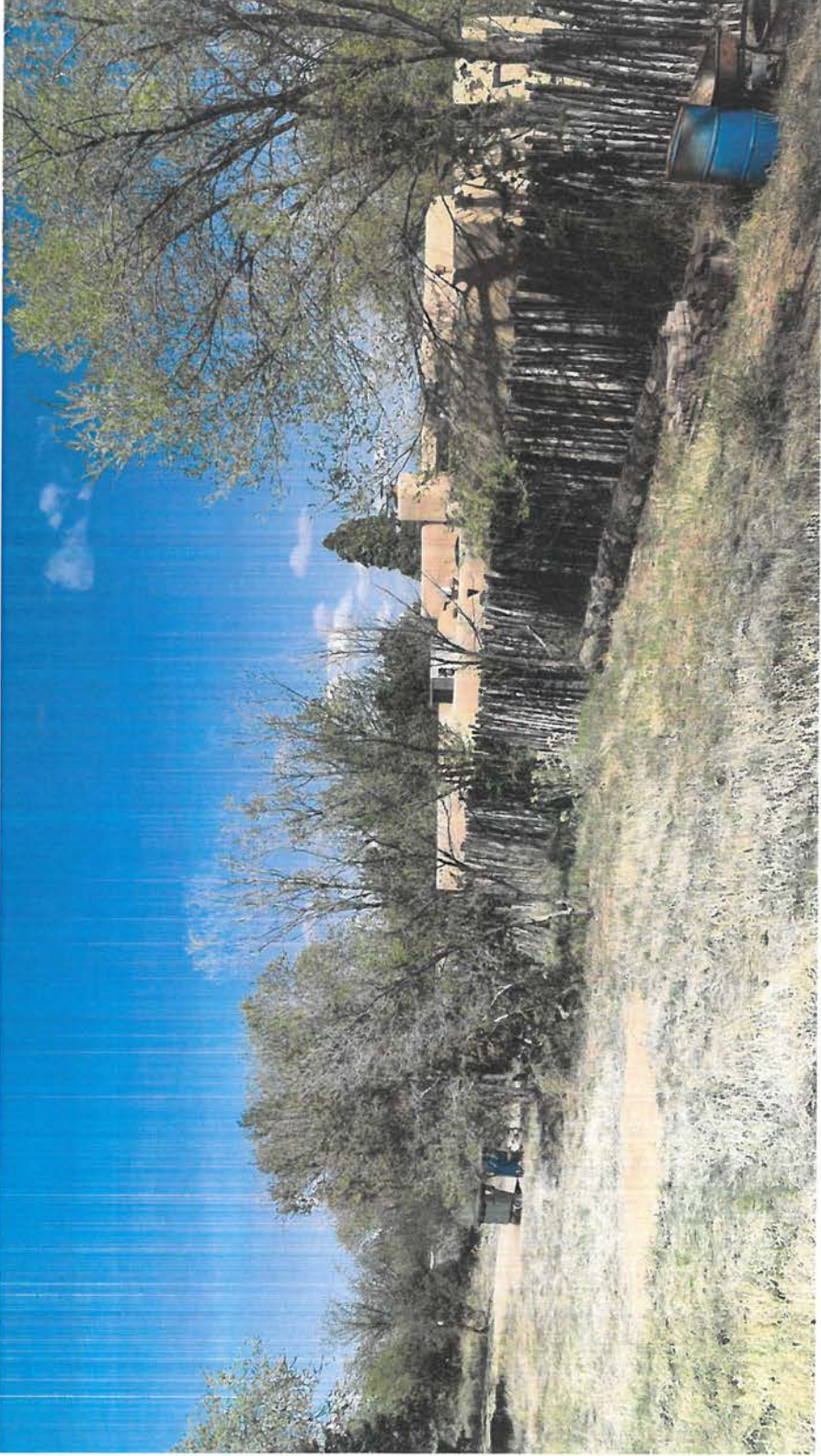
645 Garcia St.  
Santa Fe, NM 87505



**2 EXISTING SITE PHOTO Looking North**

**Windmill Hill Lot 3 Residence**

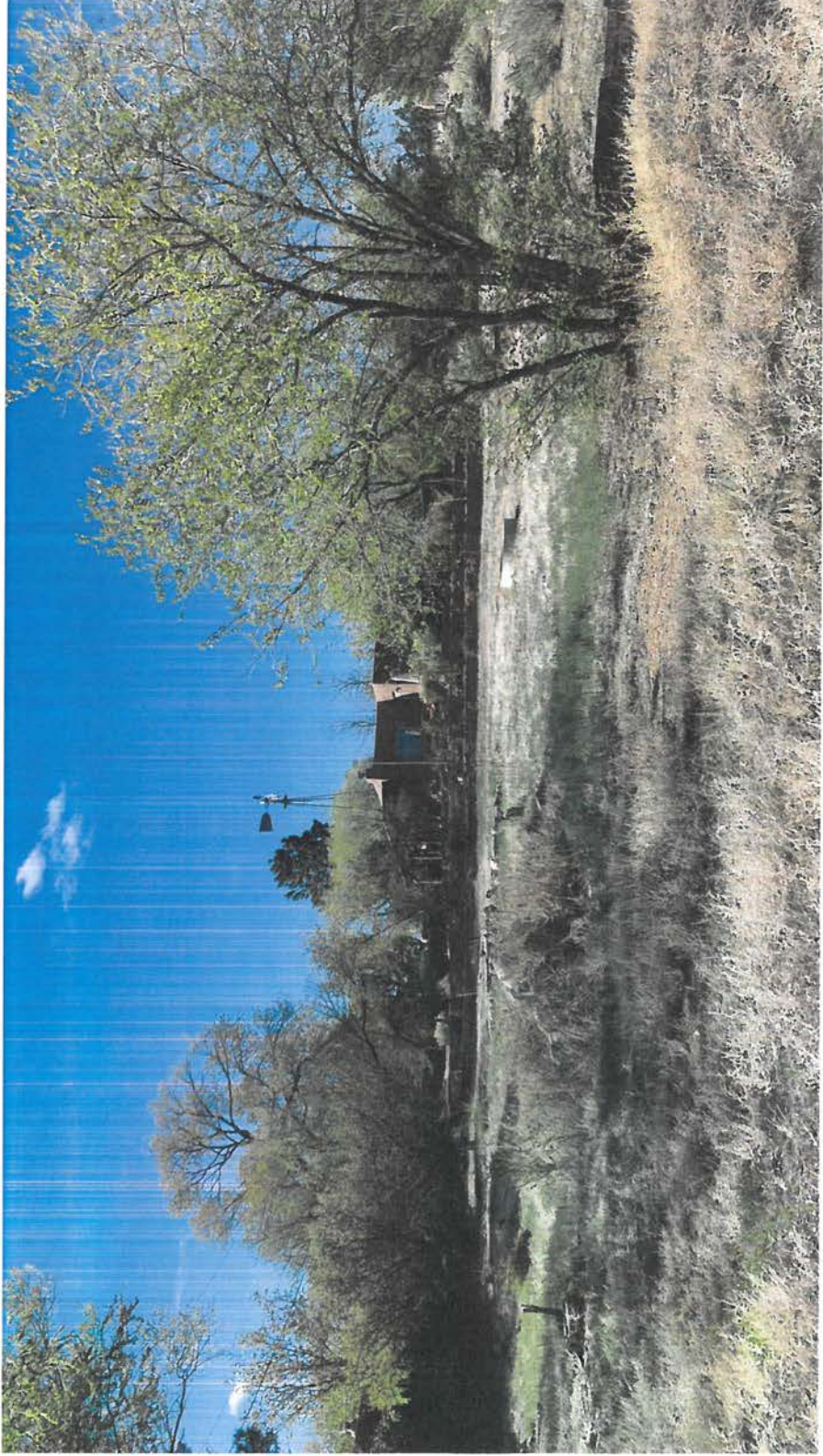
645 Garcia St.  
Santa Fe, NM 87505



3 EXISTING SITE PHOTO Looking West

**Windmill Hill Lot 3 Residence**

645 Garcia St.  
Santa Fe, NM 87505



4 EXISTING SITE PHOTO Looking South

## Windmill Hill Lot 3 Residence

645 Garcia St.  
Santa Fe, NM 87505