

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

Case # 2024-8759-HDRB

Address – 645 Garcia St.

Agent’s Name – Graham Hogan, Architect

Owner/Applicant’s Name – Michael Blum

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on August 13, 2024.

BACKGROUND

The vacant lot at 645 Garcia St., within the Downtown and Eastside Historic District, is designated as Lot 3 in the Windmill Hill subdivision. An established residence occupies Lot 1 in the subdivision, while Lot 2 is vacant. The subdivision is set back from Garcia Street and access is via a private drive. The proposed construction site is concealed by an existing eight-foot-high coyote fence along the subdivision’s north, east and south boundaries.

At this hearing, the Applicant requested Board approval for the following:

- 1) The construction of an approximately 3,608-square-foot, one-story main structure to a height of 14’6” where the maximum allowable height 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 and 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’.

The proposed residence will consist of four block masses, with the highest part of the building at the central portion. The Applicant plans three outdoor terraces, one of which will be enclosed by a river-rock wall. The proposed cistern, to be attached to the building on the south elevation, will hold rainwater runoff and will allow the property owners to water the landscaped areas. The Staff recommends a finding that an exception is required to Santa Fe City Code (“SFCC”) Section 14-5.2(E), Downtown and Eastside design standards, for the construction of an above-ground cistern.

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 SFCC.
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC

requirements, and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards. Staff recommended a finding that all criteria have been met regarding the exception to Section 14-5.2(E), Downtown & Eastside Historic District design standards, to permit the construction of an above-ground cistern.
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 Applicant proposes to construct a cylindrical, above-ground cistern to the height of 15’ (project item # 3). The Staff determined that this project element is inconsistent the design standards set forth in SFCC Section 14-5.2(E), an exception would be required for its approval, and the Applicant requested an exception.
8. The Board finds that a rock water cistern, or terreon, is not inconsistent with the Santa Fe Styles described in SFCC Section 14-5.2(E), and finds that an exception pursuant to SFCC Section 14-5.2(C)(5)(b) is not required for approval of this item.
9. 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.
10. 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.
11. 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 Items # 1-3 as set forth in the application, as recommended by the Staff, with the following additional condition:
 - a. The stucco corners on the structure exterior shall be bullnosed.

**IT IS SO ORDERED ON THIS 14th DAY of JANUARY, 2025, BY THE
HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date