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

Case # 2026-11832-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 February 10, 2026.

BACKGROUND

The property at 645 Garcia St. in the Downtown and Eastside Historic District is designated as Lot 3 in the Windmill Hill subdivision. The lot was undeveloped until 2024 when the Board approved construction of an approximately 3,608-square-foot residence to a height of 14'6", where the maximum allowable height is 15'11". See Case # 2024-08759-HDRB. The structure was designed to meet Recent Santa Fe Style design standards. Construction on that project is taking place. A unique feature of the approved structure will be a 15-foot-high Santa Fe River cobble water cistern or terreon. An established residence occupies Lot 1 in the subdivision, while Lot 2 remains vacant. The subdivision is set back from Garcia Street and accessible via a private drive. The 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 requests Board approval of the following item:

1) To the south of the main structure construct a 475-square-foot, single-bedroom, detached accessory unit with a 144-square-foot patio and a 38-square-foot entry portal, comprising a total of 657 square feet of roofed area.

FINDINGS OF FACT

After conducting a public hearing and having heard from the applicant and all interested persons, the Board hereby FINDS, as follows:

1. Land Use Department Staff conducted a preliminary zoning review ("PZR") and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code ("SFCC").
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and found that the application complied with SFCC Sections 14-4.6(E), General Design Standards for all Historic Districts, and 14-4.6(G)(2), Downtown

and Eastside Design Standards.

4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-4.6(E), 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 14-4.6(G)(2).
6. Under SFCC Sections 14-2.2(3)(I)(a-c), 14-4.6(A)(1), 14-4.6(3)(I), 14-4.6(3)(II), 14-4.6(3)(III)(a-b), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-4.6(C)(3), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the condition 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 Item # 1 as set forth in the application, as recommended by Staff, with the following additional condition:
    a. The exterior corners shall have a minimum 2.5-inch radius bullnose.

IT IS SO ORDERED ON THIS 10th DAY of NOVEMBER, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas, City Clerk Date

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid, Assistant City Attorney Date