

# City of Santa Fe, New Mexico

# memo

**DATE:** May 13, 2025

**TO:** Historic Districts Review Board Members

**VIA:** Heather Lamboy, Planning & Land Use Department Director HLL  
Maggie Moore, Assistant Land Use Director *MM*  
Gary Moquino, Historic Preservation Division Manager GM

**FROM:** Lani McCulley, Senior Planner, Historic Preservation Division *LGM*

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2025-010292-HDRB, 345 Garcia St, Downtown & Eastside Historic District, non-contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, proposes to demolish an accessory dwelling unit and carport. (Lani McCulley)

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: previous case documents

**APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: City Inspector's Letter

**STAFF RECOMMENDATION:**

Staff finds that the demolition criteria are met and recommends approval of the proposed demolition finding that the application complies with Section 14-3.14 Demolition of Historic or Landmark Structures, and Section 14-5.2(D) General Design Standards for all Historic Districts.

**Sample motions:**

- a. Approve or deny the demolition request noting that the project does or does not comply

with Section 14-3.14 Demolition of Historic or Landmark structures.

### **BACKGROUND & SUMMARY:**

The single-family residence at 345 Garcia Street is listed as contributing to the Downtown and Eastside Historic District. The accessory structure is listed as non-contributing, and the front yard wall is designated contributing. On November 26, 2024, case #2024-009369-HDRB, the HDRB retained the contributing status of the residence, designated the west elevation, northwest corner, and the area around the chimney as the primary facades, downgraded the status of the accessory dwelling unit and associated carport to non-contributing, and designated the street front yard wall as contributing.

Likely constructed in the early 1930s, this Pueblo Revival style main residence is 2,637 sq. ft. and evolved over time as it is constructed of adobe, concrete block and wood frame. According to the 2024 HCPI there were significant changes to the structure circa 1987. The Historic Preservation Division does not have the 1987 case file and cannot verify the full extent of the alterations; however, photographs from the 1987 case were retained and attached to the 1984 HCPI. The main residential structure and yard wall are not under consideration in this case.



Figure 1: East elevation with front yard wall

The accessory structure in the southeast corner of the property currently serves as a guesthouse and is the subject of this request. The front portion of this detached building appears to have started out as a shed as it has a mixture of board siding styles. According to the 2024 HCPI, the remaining portion appears to be an enclosed carport with a wood structure that attaches to the westside to create a partial carport. As noted on the drawings, a portion of this structure encroaches into the adjacent property. The accessory structure was erected after 1958 and does not match the style of the home. Staff did note when visiting the site that the rear or eastern wall was partially built of particle board. This accessory structure is not mentioned in the 1985 HCPI.

The City Inspector evaluated the accessory structure in March 2025 and found that the structure does not meet fire rating requirements, there are concerns with the electrical and mechanical codes, and that the overall condition of the structure is poor.



Figure 2: Guesthouse: west elevation under carport

Noted on the drawing set is the demolition of a coyote fence on the north side of the site. That is not considered as part of this application.

**APPLICANT’S REQUEST:**

The applicant proposes the following exterior alterations:

- 1) Demolition of the accessory structure and the attached carport.

**DEMOLITION CRITERIA AND RESPONSES:**

(a) *Whether the structure is of historical importance;*

Applicant Response: The structure is not of historical importance and the Historic Districts Review Board determined it was non-contributing on November 26, 2024.

Staff Response: Staff finds that this criterion is addressed. The structure is listed as a non-contributing structure due to its construction and development history. The case regarding the status was case 2024-009369-HDRB on November 26, 2024.

(b) *Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure ; and*

Applicant Response: The structure is not an essential part of a unique street section or block front as the carport/accessory dwelling unit is not readily visible from the street because it is set well back on the property and obstructed from view behind wooden gates and high street-

facing walls. The street section or block front will not be re-established by any proposed replacement structure for these reasons.

Staff Response: Staff finds that the current structure is not an essential part of the street section due to its construction and evolution over time. The structure is publicly visible but has a large setback from the street.

(c) *The state of repair and structural stability of the structure under consideration.*

Applicant Response: The state of repair is poor due to conditions pre-dating ownership by the current homeowners, with compromised structural stability and materials that are not reusable due to deteriorated wood construction.

Staff Response: Staff finds that the structural stability and safety of the structure is questionable. Per the City Inspector this structure started out as a storage shed that was later converted to a habitable space. However, the electrical, mechanical and energy conservation codes are of concern for the structure. The inspector states that the overall condition of the structure is poor.

## **RELEVANT CODE CITATIONS:**

### **14-3.14 DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE**

#### **(G) Standards**

- (1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
  - (a) Whether the *structure* is of historical importance;
  - (b) Whether the *structure* for which demolition is requested is an essential part of a unique *street* section or block front and whether this *street* section or block front will be reestablished by a proposed *structure*; and
  - (c) The state of repair and structural stability of the *structure* under consideration.
- (2) In determining whether a request for demolition of a *landmark structure* should be approved or denied, the HDRB and *governing body* shall consider the following:
  - (a) The historical importance of the *structure*; and
  - (b) The state of repair and structural stability of the *structure*.

### **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.

**(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.