



To: City of Santa Fe HDRB staff

Date: April 11, 2025

Re: Demolition of 345 Garcia Street Accessory Building

We propose to demolish the non-contributing carport and accessory dwelling unit. The buildings as they exist are not re-usable as functional buildings.

The proposal meets the three criteria set by City Code section 14-3.13 (G).

(a) Whether the structure is of historical importance;

The structure is not of historical importance and the Historic Districts Review Board determined it was non-contributing 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

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.

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

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 re-usable due to deteriorated wood construction.

Thank you for your consideration.

Sincerely,

Gayla Bechtol, AIA





City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT 2024-009369-HDRB, 345 Garcia St., Downtown & Eastside Historic District, Contributing,
DESC: Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, requests downgrade of historic status from Contributing to Non-Contributing for a residential structure and an accessory structure and a status review for a street frontage yard wall.

CASE NUMBER: 2024-009369--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 345 GARCIA ST
Santa Fe, NM 87501

CONTACTS: Property Owner

ROBERT HOLLEYMAN II 2245 46TH ST NW

Applicant

Gayla Bechtol

320 Aztec Street AVE
SANTA FE , NM 87505

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Nov 26, 2024. The decision of the Board was to retain the status of the main residential structure as contributing and designate the west and northwest corner as the primary facades, to downgrade the accessory dwelling unit to non-contributing, and to designate the street frontage yardwall as contributing.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 3/19/2025

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, *BP*
Building Official, Division Manger
Inspections

ITEM & ISSUE
345 Garcia Street

BACKGROUND & SUMMARY

An inspection was carried out on March 19, 2025, at the above-mentioned address. The structure is built out of wood framing with exterior wood siding. Site observation the low height and floor layout, the structure was built as storage/work shop and at some point, the front area was converted into habitable space.

South wall is constructed near the property line, doesn't meet setbacks or fire rating requirements. The electrical, mechanical systems, and energy conservation codes are of concern. At the time no information was available to verify any approvals for the conversion.

The overall condition of the structure is poor and will need a considerable amount of renovation and repairs to meet code requirements.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,



North view of outbuilding

**Holleyman
 Keller
 Residence**

345 Garcia Street
 Santa Fe, NM 87501

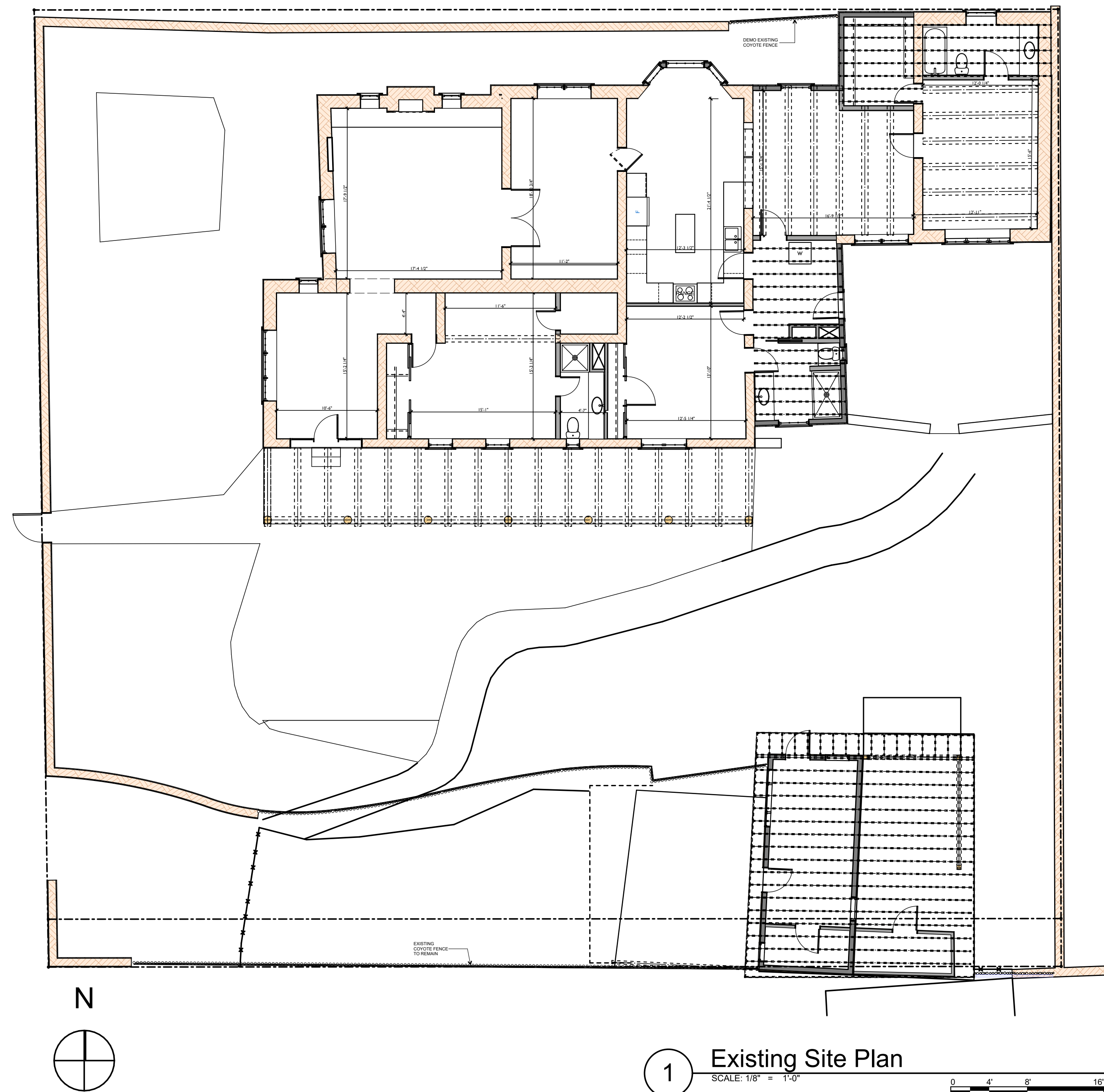
Project Number: Project No.

Drawings and Specifications as instruments of service are and shall remain the property of the Architect. They are not to be used on extensions of the project, or other projects, except by agreement in writing and appropriate compensation to the Architect.

The General Contractor is responsible for confirming and correlating dimensions at the job site. The Architect will not be responsible for construction means, methods, techniques, sequences, or procedures, or for safety precautions and programs in connection with the project.

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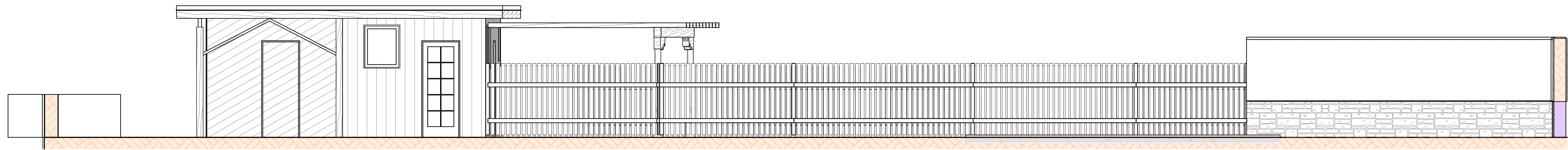
**Holleyman Keller
 Residence**



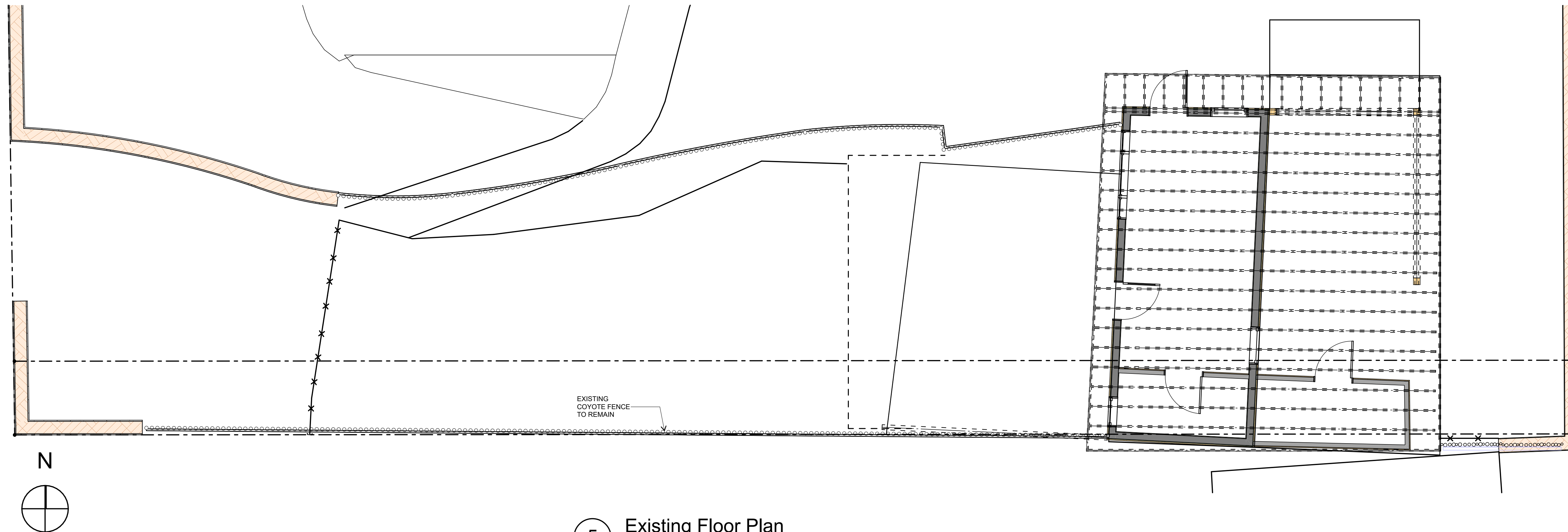
ISSUED:

EXISTING SITE PLAN

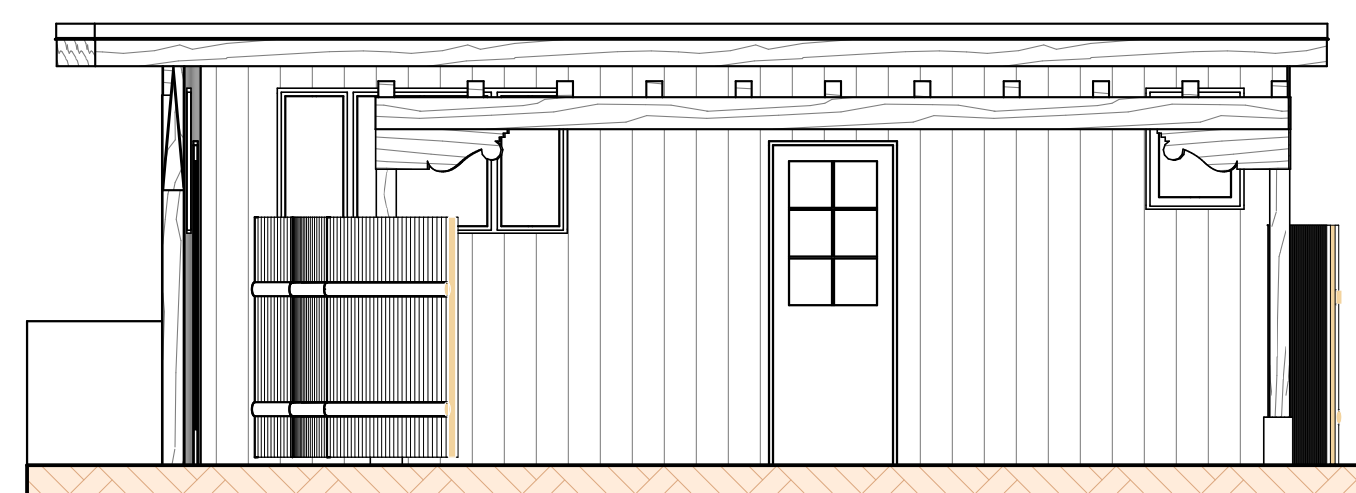
EX.1



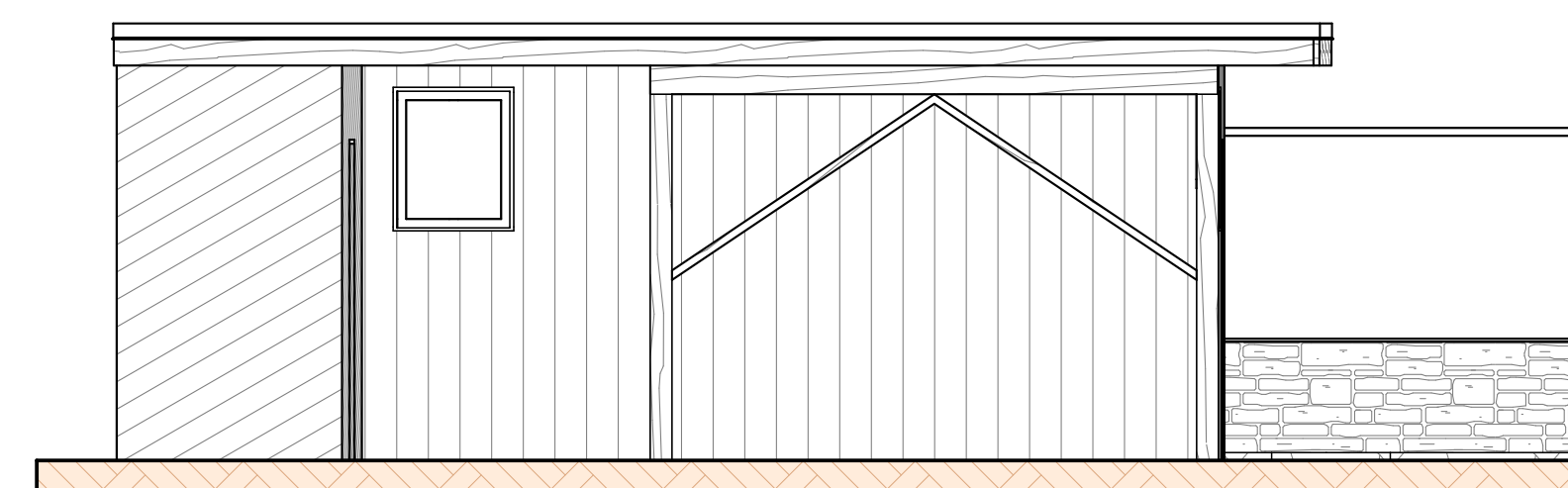
1 Carport North Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



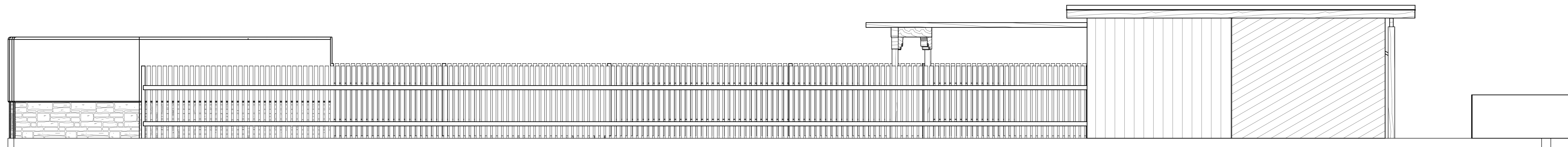
5 Existing Floor Plan
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



3 Carport West Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



4 Carport East Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'



2 Carport South Elevation
SCALE: 1/4" = 1'-0"
0 2' 4' 8'