



To:

City of Santa Fe HDRB staff

April 10, 2025

Re: Proposed Work at 345 Garcia Street

We propose to renovate the single story Pueblo Revival single-family residence at 345 Garcia Street by

- (1) replacing all of the windows that were previously replaced in 1987,
- (2) reconfiguring some openings (see plans), and
- (3) removing a small window facing north.

We will maintain the existing Territorial Revival detailing throughout and propose to deepen the south-facing non-historic portal. We also plan to add an east-facing portal at the rear and two stucco/CMU fireplaces at the end of each portal to further facilitate outdoor living. We will also keep coyote fences and fill in the gap at the north wall.

We propose to widen and straighten the driveway in order to facilitate exiting on to Garcia Street safely. This requires removing a 2' section of wall. Although the wall has been designated as contributing it doesn't appear to be historic; the wall was previously altered to accommodate vehicular and pedestrian openings and the height was raised to its current height at some unknown date. The curved wall leading to the wooden gates will be re-built perpendicular to the street and the height will be maintained re-using as much material as possible. The owners hope to reuse the current gate as it represents the historic nature of the structure they enjoy.

We propose to replace the current accessory structure with a new carport and garage/future accessory dwelling unit in Recent Santa Fe Style.

Finishes:

- Color of stucco and wood trim: Buckskin or similar with white trim, matching existing.
- New windows are aluminum clad simulated wood windows with a baked on white finish.
- Light fixtures- Shielded Metal.
- Colored Concrete, flagstone and brown gravel in site work.

Thank you for your consideration.

Sincerely,

320 Aztec Street Suite C, Santa Fe, NM 87501 [www.gbasantafe.com](http://www.gbasantafe.com)



Gayla Bechtol, AIA

**345 Garcia Street**  
**Applicant's Response to Exception Criteria**  
**Modifications to Primary Facade**

Following are the **exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicant's responses to each criterion** as they relate to the applicant's request to modify the existing west-facing primary facade to:

- allow the closing of a 22" x 30" (non-original and non-contiguous) **window** opening on the 6' (north-facing) offset section of the primary facade; and
- allow a 4' extension in the width of the non-primary south **portal** where it adjoins the west-facing primary facade.

The responses to the each of the three criteria for exceptions follow below:

***(1) Do not damage the character of the district;***

Response:

**Window:** Located in the 6' north-facing offset on the Garcia Street primary façade, is a single 22" x 30" window that does not match any other window or opening in the house. Applicants request to close the opening on the exterior and remove the non-historic window and its non-historic wooden surround.

Granting of the Applicants' request does not do harm to the spirit of the ordinance's principle that "no existing opening shall be closed" on a primary facade.

- In this case, the single window opening that will be removed is not original to the structure.
- Moreover, the current window has not been in place for 50-years to qualify as "historic".
- Exterior window surrounds were added in a late 1980s renovation.
- The window will be closed on the interior.

The non-historic nature of the windows in the home was identified in the property's Historic Cultural Properties Inventory (HCPI) of October 11, 2024.<sup>1</sup>

As part of the renovation and restoration of the home, the Applicants will be substantially improving the interior of the primary entry room of the home. This will allow for a better functioning room and a more gracious greeting of guests. The existing wall-to-wall carpet in the

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<sup>1</sup> See pages 3, 7, 11 i.e. "all the windows and doors have been replaced", 23 and others. For photos, see HCPI pages 31 and 32 for the west elevation which is designated as primary. Page 33 --far right of photo, is a picture of the single window on the 6' facade offset section which faces north.

entry will be returned to the original hardwood, the trio of non-historic six-over-six windows on the designated west facade will be replaced with new wooden windows of the corresponding size and configuration meeting Historic District standards. A replacement glass entry door and flanking windows will replace the current ones on the non-primary Southern facade – also meeting Historic District standards. The entry room will be newly plastered, with upgraded library shelving, the addition of a skylight, and interior lighting will be upgraded for the Applicant’s collection of contemporary New Mexican art. To provide more wall space for art, the small north-facing non-historic window in the entry room will be closed off on the interior. The opening will be plastered over inside to match the interior wall space.

The Applicants propose that this non-original non-historic opening and post -1987 window and surround be removed on the exterior. The roughly 22” x 30” opening will be closed, insulated and stucco would be applied on the exterior to match and harmonize with the building overall. The exterior of the 6’ facade inset would be all stucco. There are three primary reasons for this request:

- The current window does not contribute in a meaningful way to the primary façade and is not a distinguishing feature of the facade when the home is viewed from Garcia Street over the tall street wall. The prominent features on the primary facade are west facing -- a trio of 6 over 6 windows in the entry room and the pair of 6 over 6 windows in the living room. All these window openings and their sequence will be retained. By contrast, the non-historic window that would be removed is small, faces north away from the street and is on a 6’ offset wall setback on the primary facade.
- The single window opening is not original to the structure. Examination of the woodwork and plaster in the interior of the current entry room indicates that there was once a door from the room into the yard. The current small window opening was substituted for a door at a later point in time. This assessment aligns with oral reports from the prior long-time owners who shared with the current owners that the entry room was originally a porch that was subsequently enclosed as an entry area and “TV room” for their family.
- While it is possible for the small window and surround to be left in place as a non-operable or “ghost” window on the exterior, doing so would not promote the historic or visual integrity of the primary facade. For some, it could look odd. As part of the planned work, the entire building will be rehabilitated, new stucco applied, the building will be weather-proofed and made more energy efficient. To leave a small non-original opening, non-historic window and surround, and future non-functional window in place would compromise the ability of the applicants to have a well preserved, weather-tight and long-lasting building envelope.

## **Portal:**

The Applicants have found it necessary to replace the current portal on the non-primary south facade of the building with a new one that is in keeping with the design of the current portal while addressing physical deterioration and limitations in the current construction. There is deterioration of numerous wood elements in the current portal from wood rot and water damage. This deterioration preceded the Applicants' purchase of the home. The roof of the portal is in poor condition. Without a canale, downspout or gutter, water now cascades off the roof at low points, which has contributed to the deterioration of the wooden posts and surrounds and surface materials.

A new portal will be constructed with like materials while designed to address current shortcomings.

- The portal will be enlarged from its current 8' depth to a depth of 12' across the width of portal. This will better protect elements under the portal and allow for a more functional use of the space by the owners and their guests for seating and covered outdoor dining.
- The roof will be rebuilt and proper drainage added.
- An outdoor fireplace in stucco added to the eastern end of the long portal at the farthest distance from the street will enhance the Applicants' ability to use and enjoy the south-facing portal throughout the year. In their prior residence in Santa Fe, the Applicants spent considerable time in their outdoor portal with fireplace and wish to have similar near year-round enjoyment at 345 Garcia Street.

The Applicants request to allow this 4' extension of the portal's depth to adjoin the existing designated facade, so that the portal has a consistent 12' depth along the entire southern facade from its western to eastern end points. While "additions" are not permitted within 10' of a primary facade without an exception, the Applicants' proposal is both appropriate and a desirable use of the Board's discretion for the following reasons:

- The proposed portal extension is "open" and transparent. It is not the addition of a room or solid façade, which are understandably restricted. This extension does not add any significant mass to the building façade or change its current character. It incorporates the key elements of the existing portal, with a single corner post moved 4' to the south at the junction with the protected facade, a corresponding modest extension of the portal's stucco parapet above and new roof deck that faces south.
- Allowing for a 4' depth expansion across the full 50' length of the portal is designed to be harmonious with both the existing portal and southern facade and the character of portals across the historic district. It is a modest adjustment to improve function and

address structural deficiencies. When completed as designed and proposed, it would in keeping with portals found across the district and city.

- If an exception is not authorized, the backup and less desirable option is to stagger the portal along the south facade. It would retain an 8' depth for the first twelve feet from the designated façade after which the structure of the portal would bump out at the second post to a depth of 12' for the remaining 38' width of the portal. While this option would not require an exception, it will result in a portal design that is less customary, attracts attention, is less consistent with the current and typical portals in the historic district and functions less well than the proposed approach. Applicants have proposed a simple, "quiet" approach in their overall design and granting of an exception would advance the character of the district accordingly.

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

Response:

**Window:**

A hardship would be presented to the applicants by having to retain a non-functional, non-historic single-pane window on the exterior of the building envelope. Although it would be enclosed and insulated on the interior, retention of the window and surround on the exterior would represent an unnecessary intrusion into the façade that is not necessary for either design or historic reasons. The window and its surround would require ongoing exterior maintenance and caulking that would not be required of a well-maintained solid stucco wall for this offset portion of the facade. The structure would be less energy efficient and less sustainable without an offsetting benefit to the historic or visual integrity of the home.

**Portal:**

The current portal has deteriorated over time due to factors predating the Applicant's ownership. Key structural elements need to be replaced, and its functionality improved. Applicants face an ongoing hardship beyond the deteriorated condition of the structure because the current narrow depth of the portal limits its function, use and enjoyment across seasons. During rain and summer monsoons the interior of the portal and entrance area is frequently drenched, a problem which will be substantially improved upon by the Applicants' proposal.

In the Applicants' plans, the entire portal will be rebuilt due to its deteriorated condition. Although the backup option for a staggered portal and bump-out could be done without an exception, it would still necessitate the rebuilding of the entire portal but with a less desirable design from the Applicants' perspective and a reduced functionality. A staggered portal with a shallower 8' depth at the designated facade would result in 40+ square feet less roof coverage,

keeping the immediate entrance area and front door of the house “wetter” in inclement weather and perpetuating an ongoing hardship to the owners and guests as a result. The Applicants’ recommended plan would address the current problem and prevent an ongoing hardship. The current and future hardship will be substantially addressed through granting of an exception.

***(3) 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.***

Response:

**Window:**

Closing of the opening and removal of the small single-paned window will improve the physical and visual integrity of the building structure, maximize the investments by the applicants in the overall rehabilitation and contribute to the visual and design integrity of the home.

With work planned on the exterior and upgrades to all the windows, retention of the identified small opening, non-historic window and late 1980’s surround is inconsistent with the quality desired and thoughtful planning for the building’s exterior and interior. Retention of a “ghost” window on the 6’ facade offset is both unnecessary for any historic integrity of the building and undesirable as a design option.

**Portal:**

Reconstruction of the south-facing portal is needed. The design option recommended by the Applicants is the least obtrusive, most architecturally harmonious and “quietest” approach to improving the use, function and lifespan of the south facing portal. In making the substantial monetary investment to reconstruct the portal, the ongoing hardships associated with its shallow depth will be addressed. The proposed design with granting of the exception allows for a thoughtful, historically sensitive design which improves the function and long-term integrity of the portal. It is good value and design. It enhances the ability of residents to reside in the historic district. The less desirable backup option for which no exception is needed provides reduced value and perpetuates a hardship. It would require comparable construction cost for Applicants, without addressing all the current and ongoing limitations. The backup option would result in a less harmonious overall design. An exception is warranted and appropriate to enable the best design, improved utility and long-term outcome from the portal reconstruction.

**345 Garcia Street**  
**Applicant's Response to Exception Criteria**  
**Removal of Historic Material**

Following are the **exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicant's responses to each criterion** as they relate to the applicant's request to remove historic material from the street frontage yardwall to:

- allow widening of the current yardwall opening onto Garcia Street by 2 feet,
- allow removal and a more orthogonal rebuilding of the approximately 20-foot section of non-contributing wall at the driveway entrance where it adjoins the yardwall.

The proposal will enable a more direct and safer exit from the driveway. All modifications proposed would be undertaken with approved materials and methods of construction to preserve the character of the yard and entrance walls.

The responses to the each of the three criteria for exceptions follow below:

***(1) Do not damage the character of the district;***

Response:

- Removing 2' of yardwall will enhance the safety of backing into traffic on Garcia Street and will not damage the integrity of the district.
- As evidenced by the HCPI and the Staff report from the previous Case #2024-009369-HDRB, the wall has had many changes over time. The current driveway opening was perhaps created in 1973 and altered in 1987. This is the minimum alteration needed while still providing a safer and more easily maneuvered driveway.

Additional background:

The 300 block of Garcia Street is primarily residential with a mix of residences, compounds and businesses. The City has shown wide latitude in approving the width of driveway entrances to homes and residences on the street. Entrances off the block range from over 600" for a business to one residence at 108" on the lowest end. The median entrance width on the street is approximately 168" – with half narrower and half wider.

Applicant's yardwall entrance is 128", the 3<sup>rd</sup> narrowest driveway entrance on the block. Applicants' proposal would allow the widening of the entrance by 2 feet, a modest request that would result in an opening on the yardwall that would remain among the smaller and below the median for the block.

Approval for removal and rebuilding of an orthogonal driveway entry wall will substantially improve conditions for safe and comfortable entry and exit from the driveway.

Granting of the request will not change the character of the district. For example, Applicants' neighbors immediately across the street at 344 Garcia Street have an approximately 167" opening in their yardwall – a wall similar in height to 345 Garcia Street. Next door to that house is a similarly wide opening in a tall yardwall. The Applicants' immediately adjacent neighbors at 333 Garcia have a 144" opening for the driveway in their tall yardwall and the other adjacent neighbor has a 118" opening in a low yardwall.

Applicant's yardwall has undergone significant changes over time as is evidenced from examination of the wall itself, looking at the stone foundations and the stucco. The wall was raised in height. The pedestrian entry gate was moved from a position farther north on the yardwall to its current position. The former driveway entrance was also moved south from its original position to its current position on the yardwall. Stonework also indicates that the current driveway entrance was made narrower when it was moved to its current position. The proposed change would simply be the latest in a series of changes to the Applicants' yardwall over its 90-year history. All have been done without altering the historic character of the district and well within the range of similar projects authorized for the block.

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

Response:

- The use of the driveway is currently restricted by the narrowness of the opening onto Garcia Street and complicated by the slope of the driveway making visibility more challenging, representing a multiple-times-a-day hardship for the applicants.
- The current narrow driveway opening in the yardwall, coupled with the current curved wall adjacent to the driveway pose a significant, recurring hardship for the applicants as users of the driveway, their guests and safety issues for persons who transit Garcia.
- Removing 2' of yardwall will greatly enhance the safety of backing into traffic on Garcia Street and will not damage the integrity of the district.

Additional background:

Entering the current opening and driveway from Garcia can be done with care. Exiting via the driveway is much more challenging since it requires the driver to back up and turn the car at the same time to exit onto Garcia Street. In rain, snow or at night it is more challenging to the driver, even with backup cameras on the vehicles. Applicants' have scraped both of their cars, at considerable costs to repair, in backing out of the driveway because of its awkward layout, which will be resolved with the proposed changes.

Finally, because of the narrow opening in the Garcia Street yardwall, backing out onto the street is done “blindly”. Backup cameras and car sensors help identify oncoming cars and pedestrians, but substantial challenges remain. A modest widening of the entrance should allow for better vision onto Garcia Street, with resulting benefits to the public. These benefits will be achieved without harm to the historic character of the block and district.

***(3) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside with the historic districts.***

Response:

- By removing two feet of wall, the driveway becomes more manageable for everyone that might have the opportunity to use the driveway, including delivery vehicles, yard maintenance crews and others in addition to the residents. It will strengthen the heterogeneous character of the City within the historic districts.
- It will return the opening to a width closer to its original width prior to an earlier modification.

Additional background:

The Applicants’ proposal is a design option that is consistent with those of the historic district and substantially like the current design at 345 Garcia Street, while correcting for the current flaws and limitations that pose a recurring hardship to the Applicants and safety issues. The amount of historical material to be removed from widening is modest. The material to be removed by straightening the adjacent wall will not result in any meaningful change in appearance since that wall will be rebuilt with similar materials but in a better configuration. The entire yardwall will have new stucco applied and stonework will be repaired – all in accordance with City and Historic District standards and guidelines.

Approval of Applicants’ request will result in the reduction of an ongoing hardship, much-improved conditions for daily use of the premises and improved public safety, while preserving the historic character of the district. The request is fully consistent with decisions and standards applied by the City to other residents on this block of Garcia Street.



**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,

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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.**



Living Room facing west. Note light switch, now blank, next to the old doorway.



Living Room facing Northwest



Photo of driveway entrance at wall. Notice different stone and stucco.



Pedestrian entrance facing west and Garcia Street, formally the car entrance. Notice different stone and grout pattern.



Garcia Street wall. Notice the difference in stone pattern and grout. this entrance would have lined up with the former pedestrian entrance facing west, and Garcia Street.



North view of outbuilding



Southeast corner



Northeast corner



Southwest Corner



From the Northeast corner.



Garcia Street view

# Holleyman Keller Residence Renovation

345 Garcia Street, Santa Fe, NM 87501



320 Axtec Street, #C Santa Fe Santa Fe  
 NM 87501  
 505-660-6301  
 www.gbasantafe.com

## Holleyman Keller Residence Renovation

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 Renovation



ISSUED:

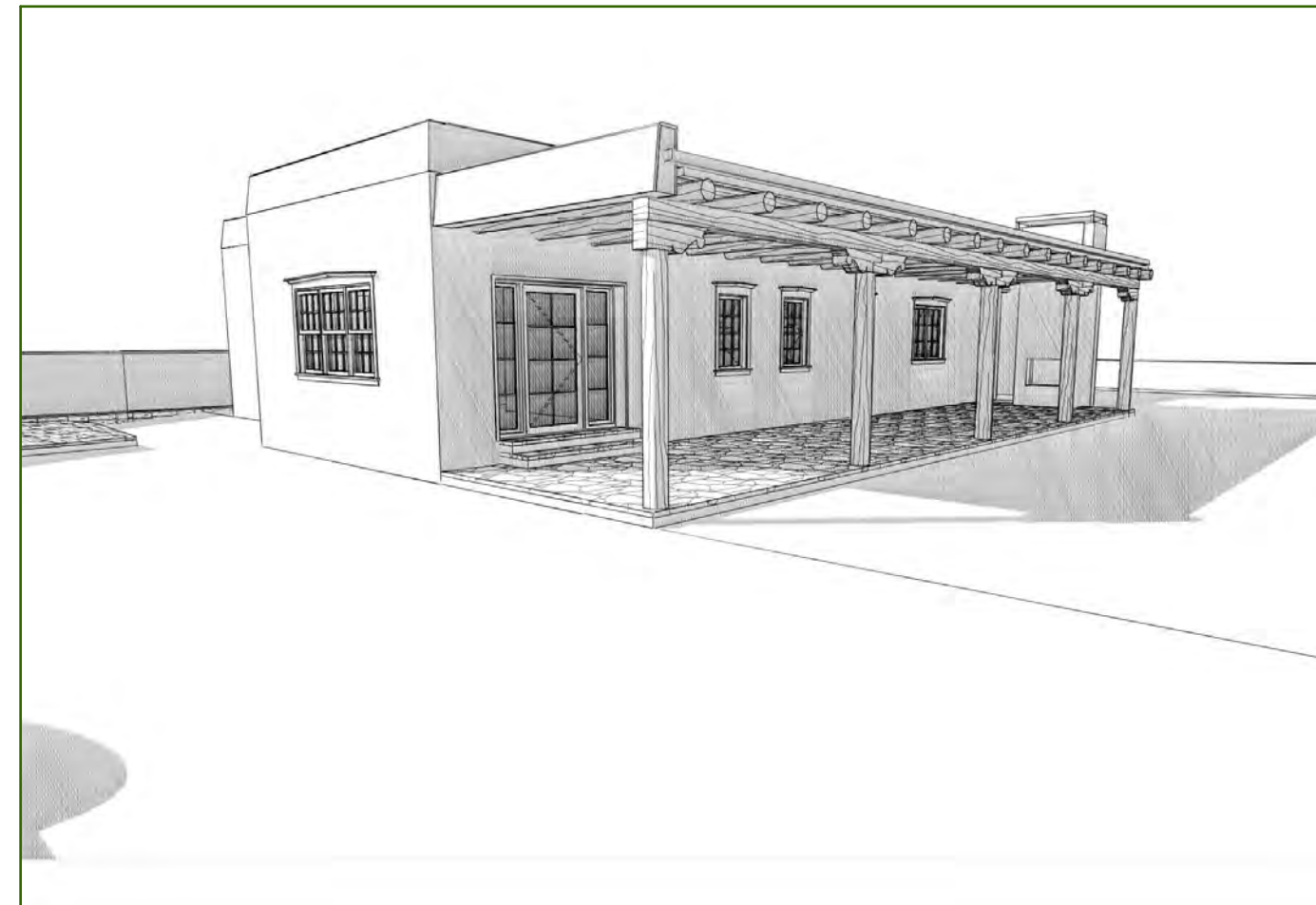
HDRB Approval

COVER SHEET

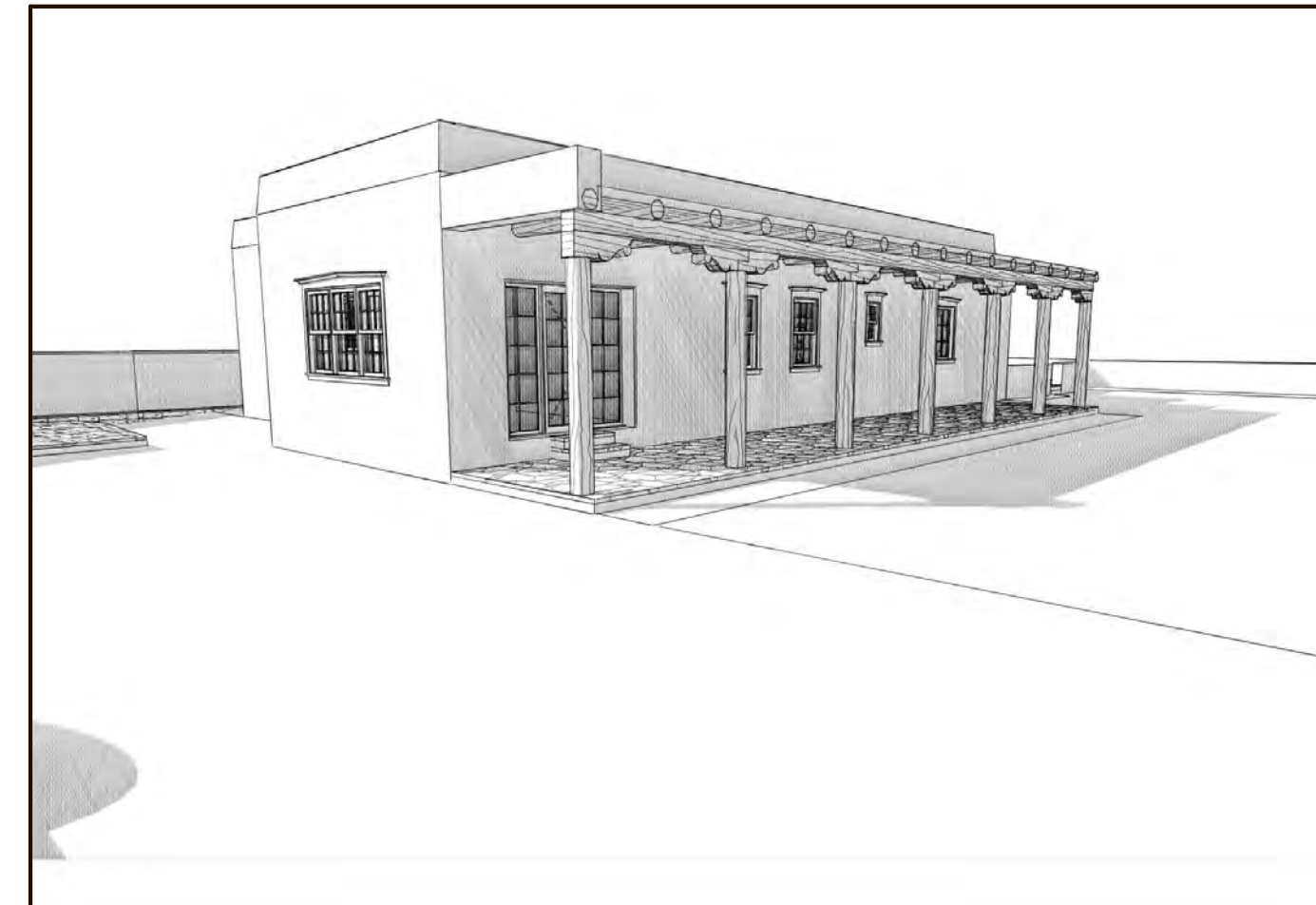
# A-1

Printed: 5/20/25

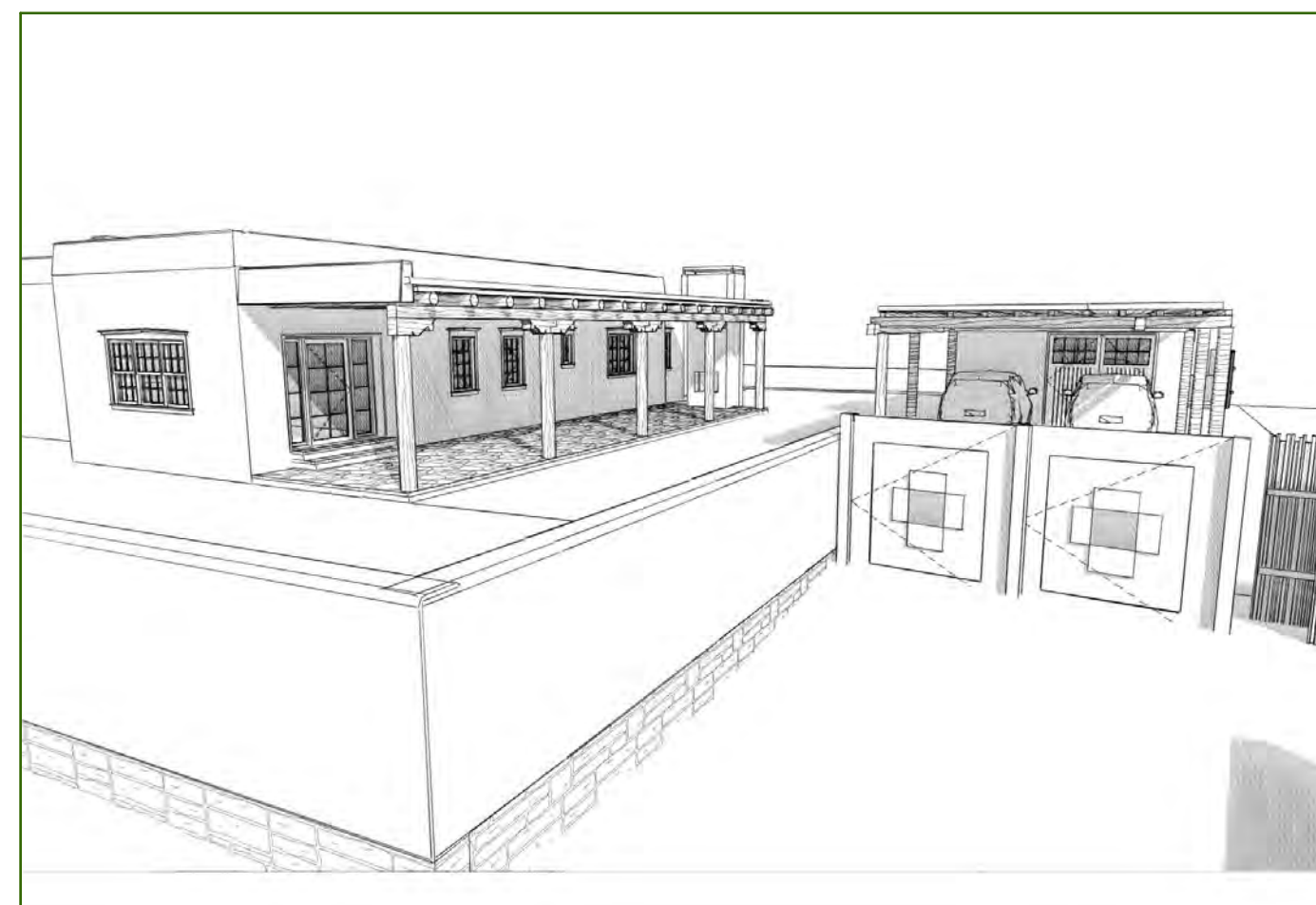
SHEET INDEX	
No.	Name
A-1	COVER SHEET
A-2	EXISTING SITE PLAN
A-3	PROPOSED SITE PLAN
A-4	PROPOSED MAIN LEVEL FLOOR PLAN
A-5	EXISTING AND PROPOSED ELEVATIONS
A-6	EXISTING AND PROPOSED ELEVATIONS
A-7	EXISTING AND PROPOSED ELEVATIONS
A-8	EXISTING AND PROPOSED ELEVATIONS
A-9	GARCIA STREET ORIGINAL WALL
A-10	EXISTING GARCIA STREET ELEVATION
A-11	PROPOSED GARCIA STREET WALL
A-12	GARAGE/CARPORT
A-13	GARAGE/CARPORT
A-14	GARAGE/CARPORT



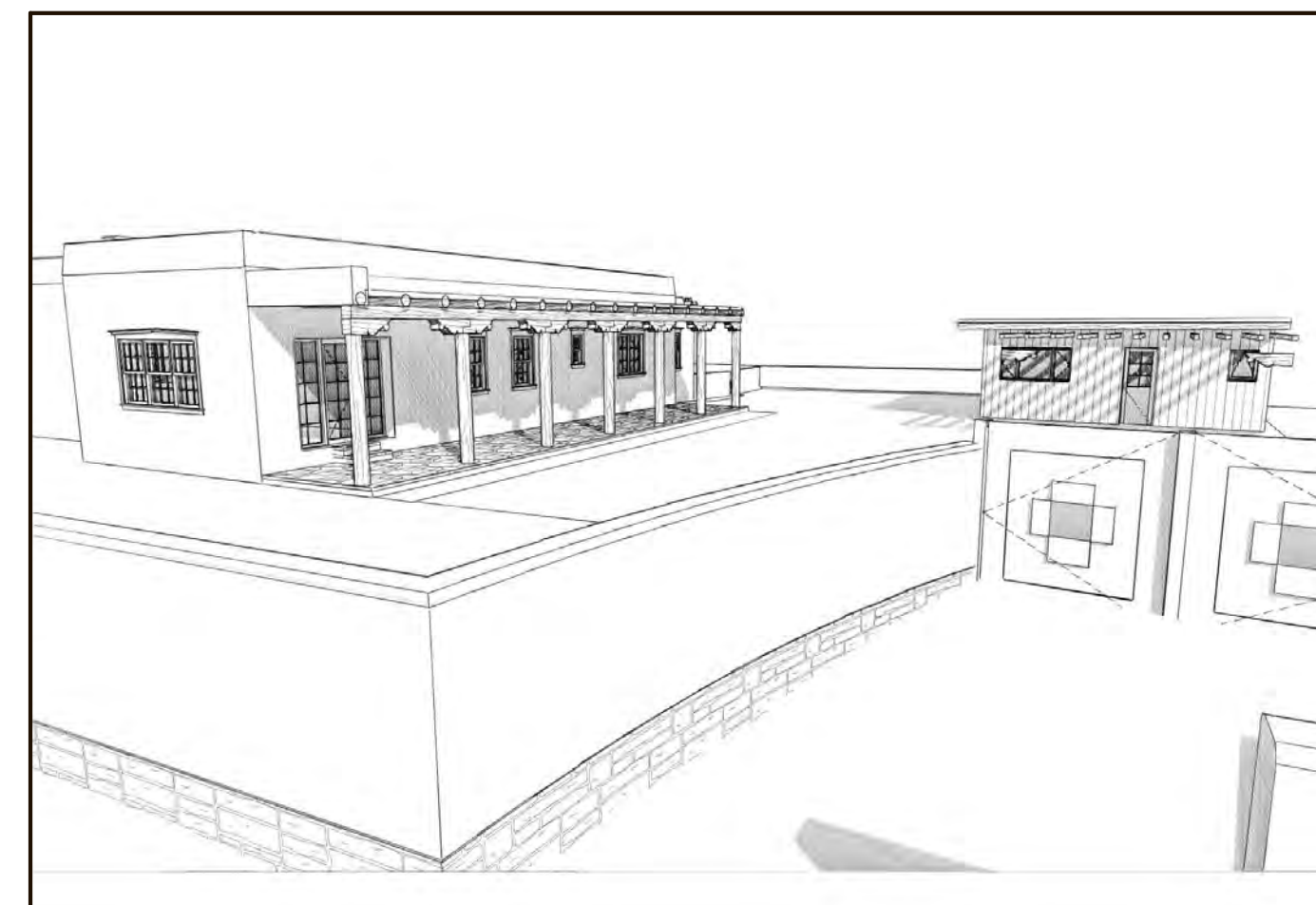
PROPOSED SOUTHWEST VIEW



EXISTING SOUTHWEST VIEW



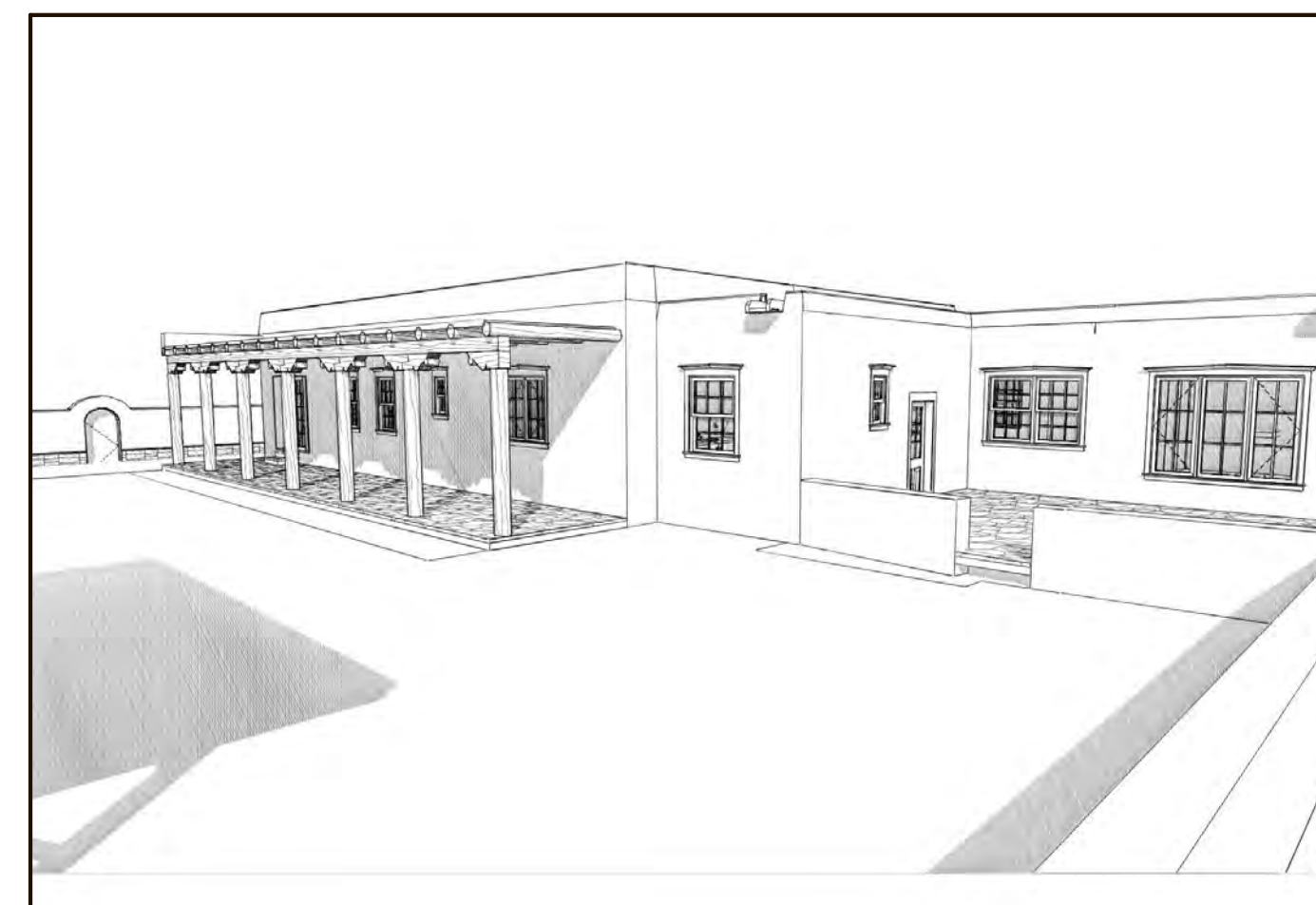
PROPOSED SOUTHWEST VIEW WITH DRIVE



EXISTING SOUTHWEST VIEW WITH DRIVE



PROPOSED SOUTHEAST VIEW



EXISTING SOUTHEAST VIEW

**Holleyman Keller  
 Residence  
 Renovation**

345 Garcia Street  
 Santa Fe, NM 87501

Project Number: Project No.

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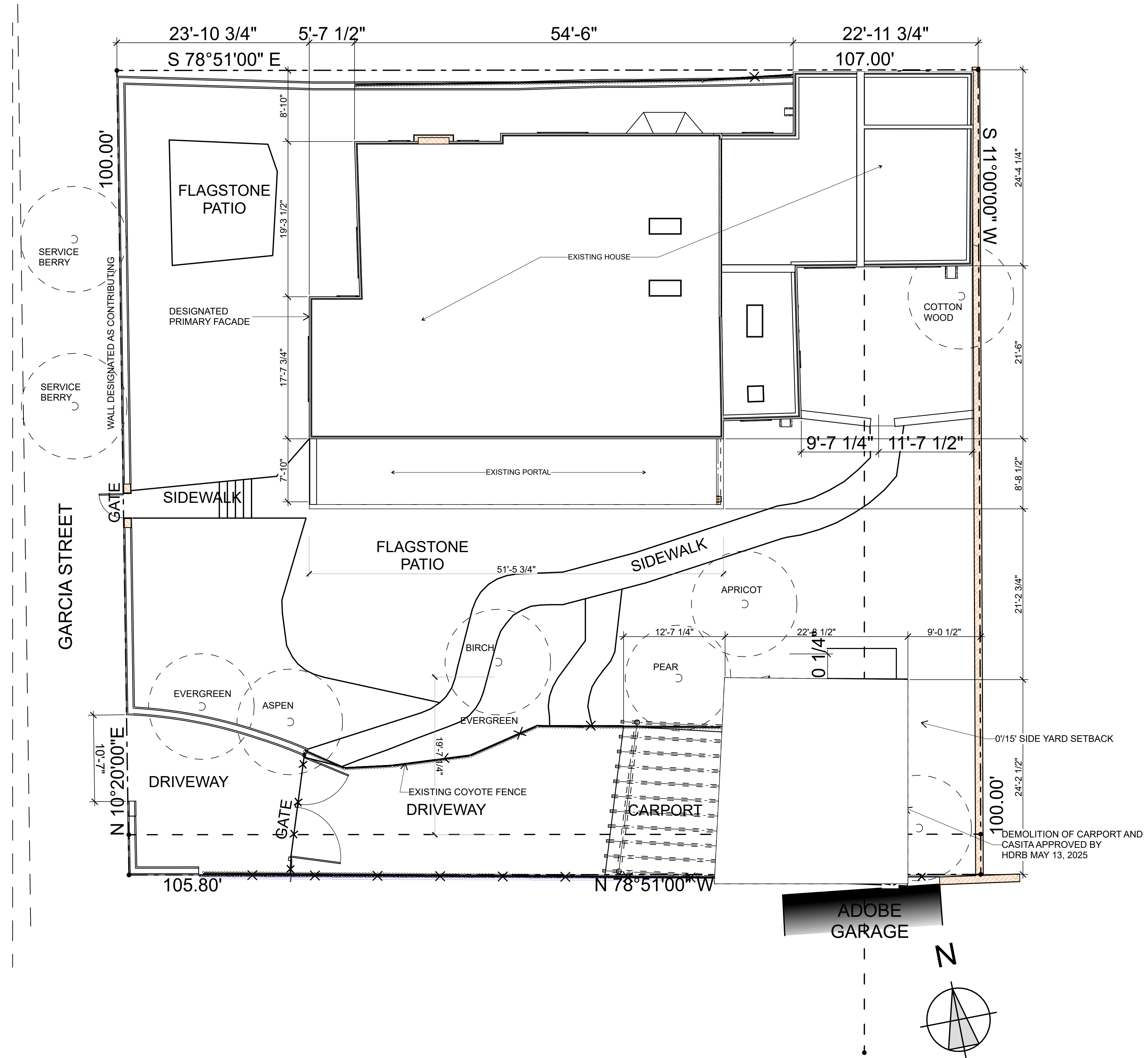
**Holleyman Keller  
 Residence Renovation**



ISSUED:  
 HDRB Approval

EXISTING SITE PLAN

**A-2**



**1 Existing Site Plan**  
 SCALE: 1/8" = 1'-0"

# Holleyman Keller Residence Renovation

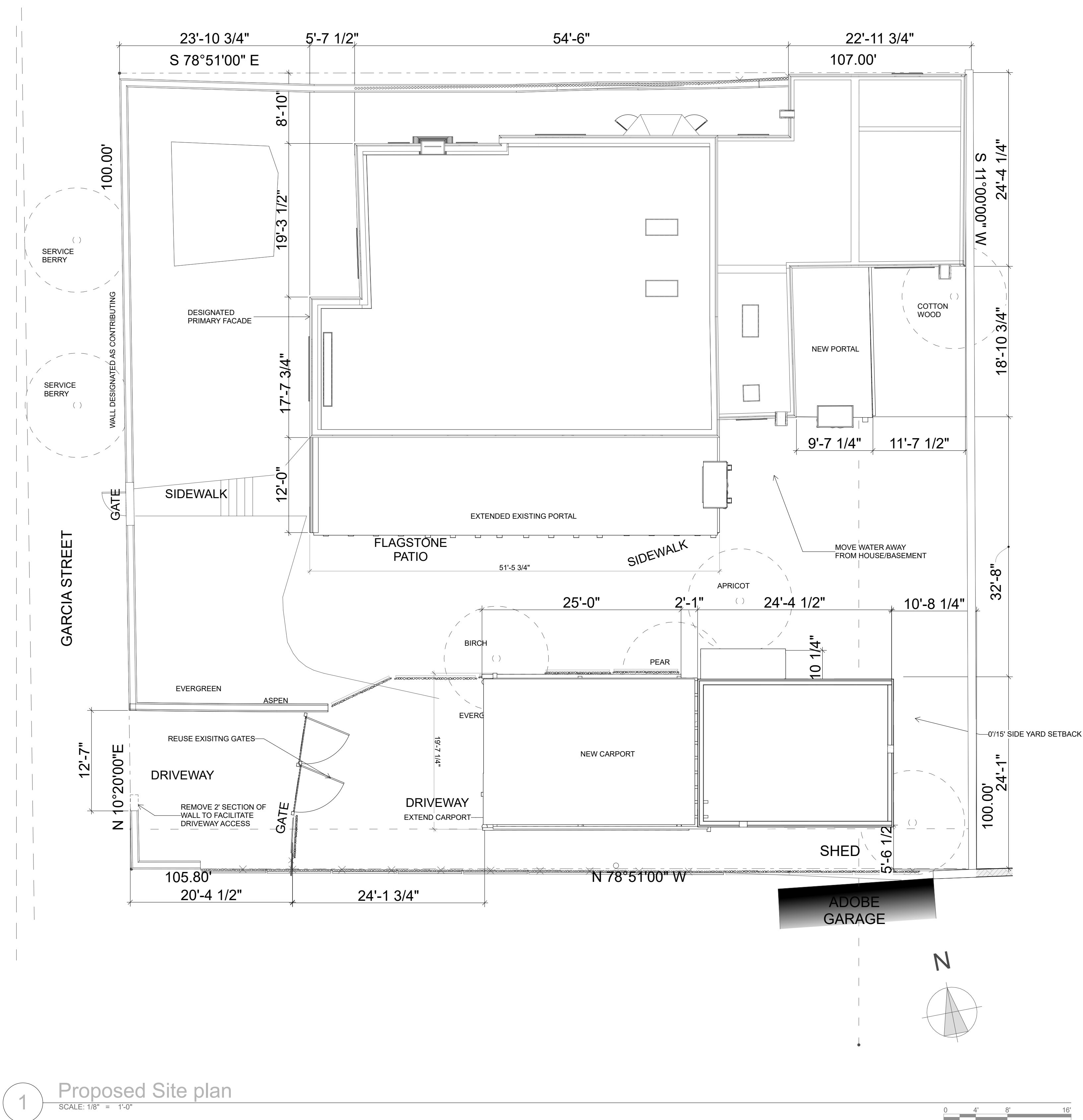


ISSUED:

HDRB Approval

PROPOSED SITE PLAN

**A-3**

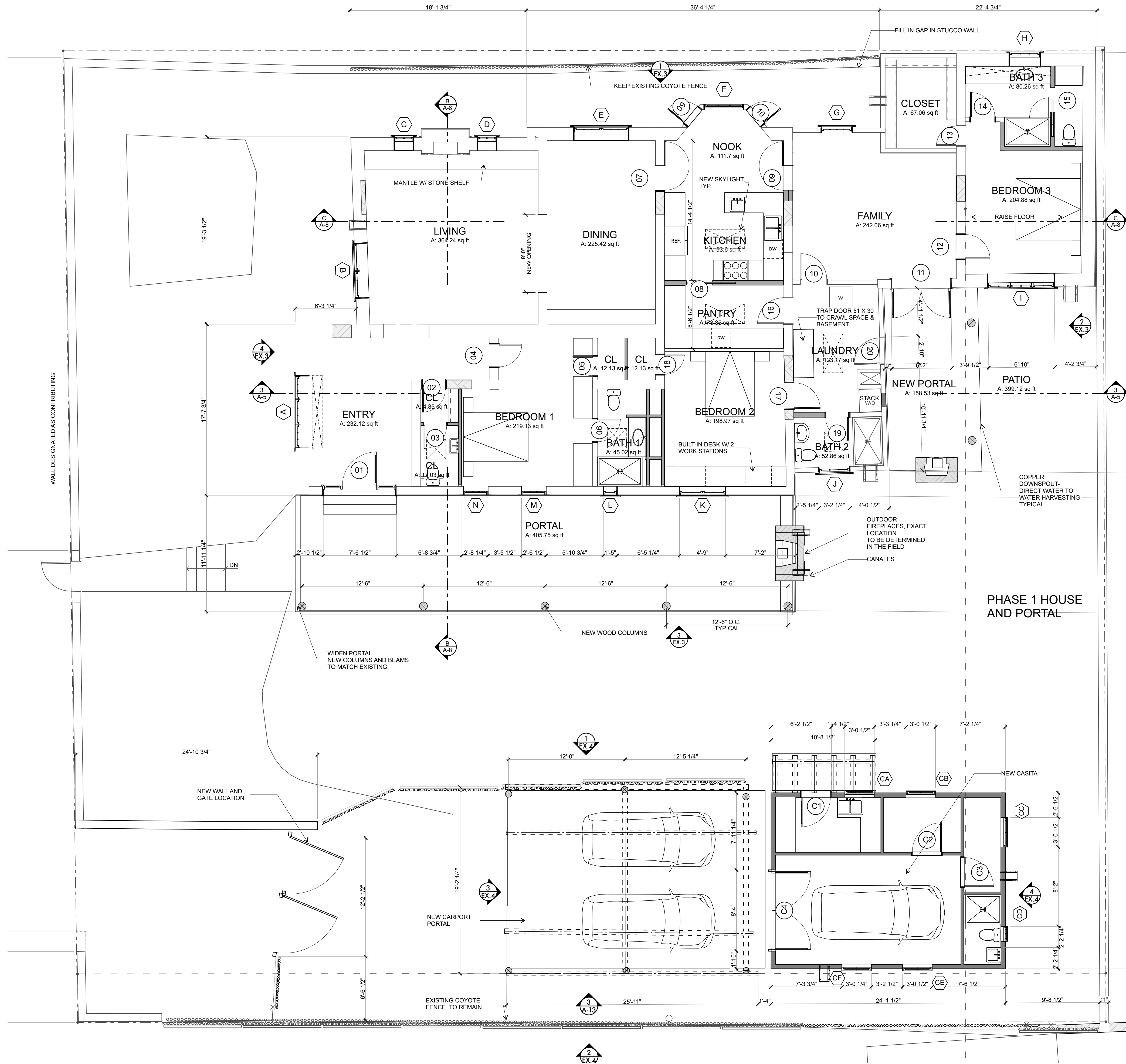


Areas	
2,671.9 sq. ft.	Existing/Proposed House
382 sq. ft.	Existing Portal
826	Existing Carport/Casita
621.4	Proposed Portal
108 sq. ft.	Proposed East Portal
436 sq. ft.	Proposed Garage/Casita
481	Proposed Carport

1 Proposed Site plan  
SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE							
Label	Location	Unit Size		Head Ht.	Type	Status	Notes
		Width	Ht				
<b>House</b>							
A	Entry	7'-5 1/8"	4'-1 3/4"	6'-8"	Double Hung	New	
B	Living	5'-7 3/4"	4'-1 3/4"	6'-8"	Double Hung	New	
C	Living	2'-0"	4'-1 3/4"	6'-8"	Casement	New	
D	Living	2'-0"	4'-1 3/4"	6'-8"	Casement	New	
E	Dining	5'-7 3/4"	4'-1 3/4"	6'-8"	Double Hung	New	
F	Nook	4'-0"	3'-6"	6'-8"	Double Hung	New	
F	Nook	4'-0"	3'-6"	3'-1 5/8"	Double Hung	New	
G	Family	3'-2 3/8"	4'-1 3/4"	6'-8"	Double Hung	New	
H	Bath 3	3'-2 7/16"	1'-10 7/8"	6'-4"	Awning	New	
I	Bedroom 3	6'-10"	5'-6"	6'-8"	Casement	New	
J	Bath 2	3'-2 3/8"	4'-1 3/4"	6'-8"	Double Hung	New	
K	Bedroom 2	4'-9"	4'-0 9/16"	6'-8"	Casement	New	
L	Bath 1	1'-5"	2'-8"	6'-8"	Casement	New	
M	Bedroom 1	2'-6"	4'-1 3/4"	6'-8"	Double Hung	New	
N	Bedroom 1	2'-6"	4'-1 3/4"	6'-8"	Double Hung	New	
<b>Carport</b>							
CA		3'-0"	3'-0"	6'-8"	Awning	New	
CB		3'-0"	3'-0"	6'-8"	Awning	New	
CC		3'-0"	3'-0"	6'-8"	Awning	New	
CD		1'-6"	1'-6"	6'-8"	Awning	New	
CE		3'-0"	3'-0"	6'-8"	Awning	New	
CF		3'-0"	3'-0"	6'-8"	Awning	New	

DOOR SCHEDULE						
Label	Location	Door		Type	Status	Remarks
		W	Ht			
<b>House</b>						
C1	CASITA	3'-0"	7'-0"	Single Swing	New	
C2	CASITA	3'-0"	8'-0"	Single Swing	New	
C3	CASITA	3'-0"	8'-0"	Single Swing	New	
C4	CARPOR	8'-0"	8'-0"	Over Head	New	
01	Entry	3'-6"	6'-8"	Single Swing	New	WITH SIDELIGHTS 7'-6" WIDTH
02	Powder/Hall	2'-4"	6'-8"	Single Swing	New	
03	Powder	2'-4"	6'-8"	Single Swing	New	
04	Bedroom 1	2'-4"	6'-8"	Single Swing	New	
05	Bedroom 1 Closet	2'-0"	6'-8"	Single Swing	New	
06	Bath 1	2'-4"	6'-8"	Single Swing	New	
07	Dining	2'-6"	8'-0"	Single Swing	New	
08	Pantry	2'-6"	6'-8"	Single Swing	New	
09	Nook	2'-2"	8'-0"	Single Swing	New	
09	Nook	2'-6"	8'-0"	Single Swing	New	
10	Nook	2'-2"	8'-0"	Single Swing	New	
11	Family	6'-0"	6'-8"	Double Swing	New	WITH TRANSOM 8'6" HEIGHT
12	Bedroom 3	2'-6"	8'-0"	Single Swing	New	
14	Bath 3	2'-6"	8'-0"	Single Swing	New	
17	Bedroom 2	2'-8"	6'-8"	Single Swing	New	
18	Bedroom 2 Closet	2'-0"	6'-8"	Single Swing	New	
19	Bath 2	2'-4"	6'-8"	Single Swing	New	
15	--- BATHROOM 3	2'-6"	8'-0"	Pocket	New	---



1 Proposed Floor Plan  
SCALE: 3/16" = 1'-0"



320 Artec Street, #C Santa Fe Santa Fe NM 87501  
505-660-6301  
www.gbasantafe.com

**Holleyman Keller  
Renovation**

345 Garcia Street  
Santa Fe, NM 87501

Project Number: Project No.

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PROPOSED MAIN  
LEVEL FLOOR PLAN

**A-4**

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 Residence  
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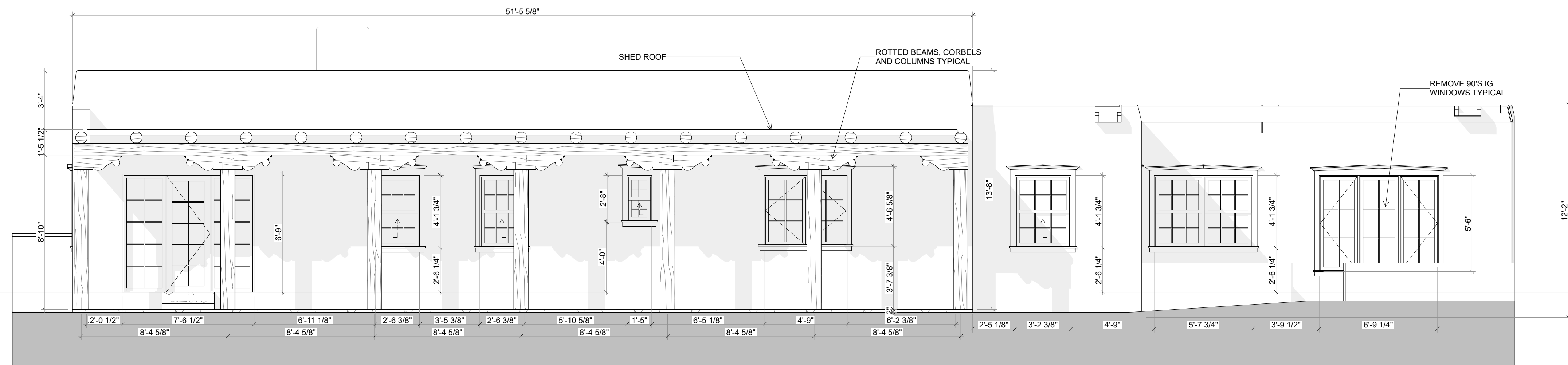
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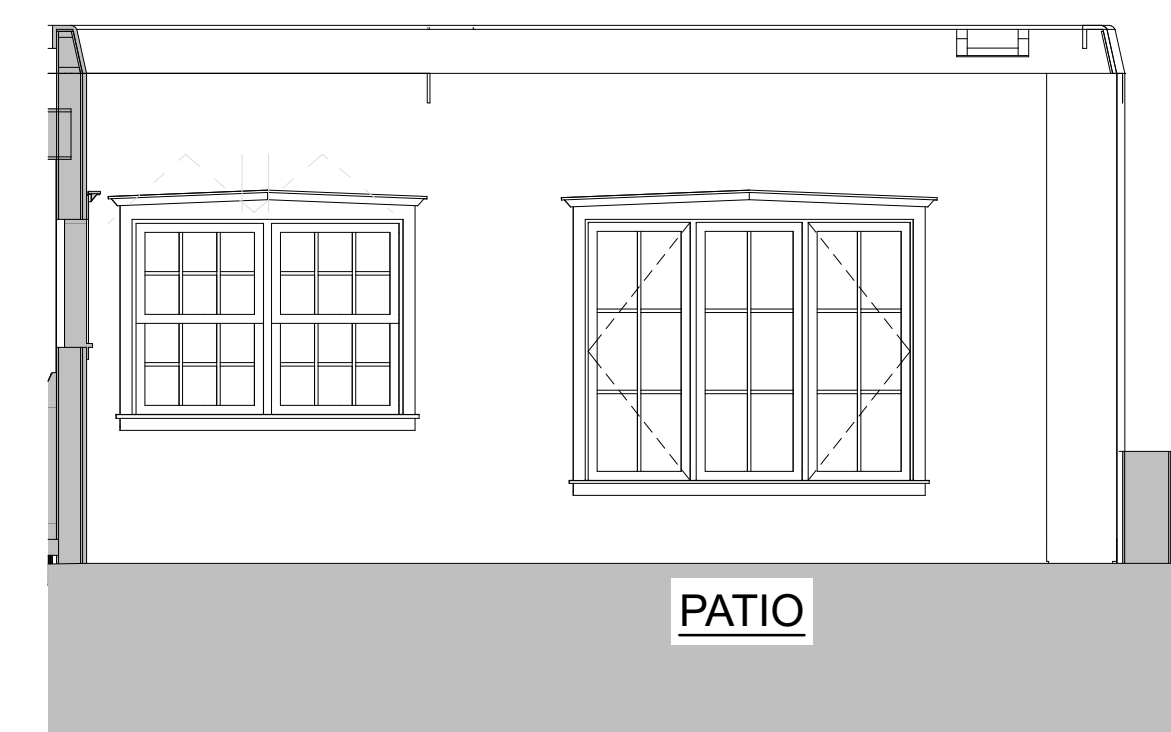


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 HDRB Approval

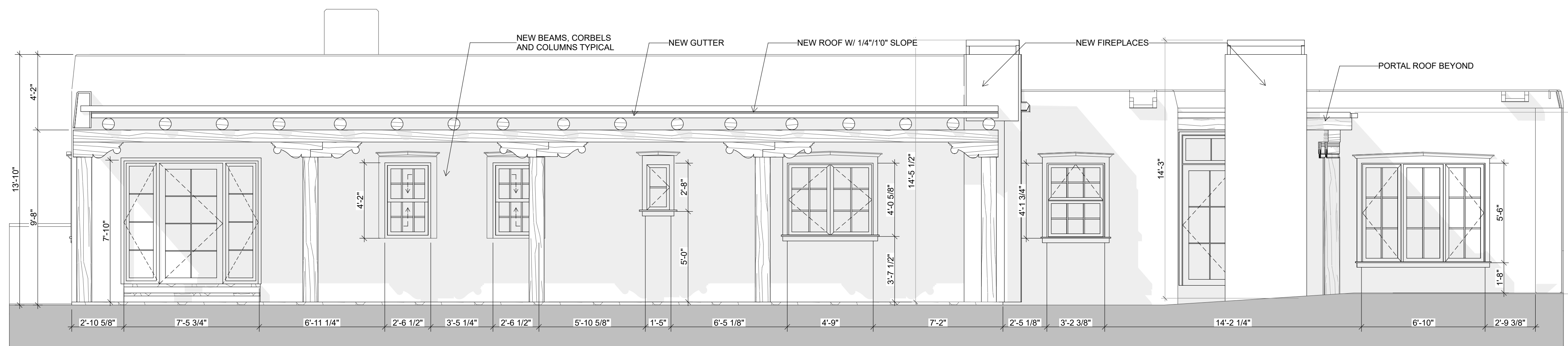
EXISTING AND  
 PROPOSED  
 ELEVATIONS  
**A-5**



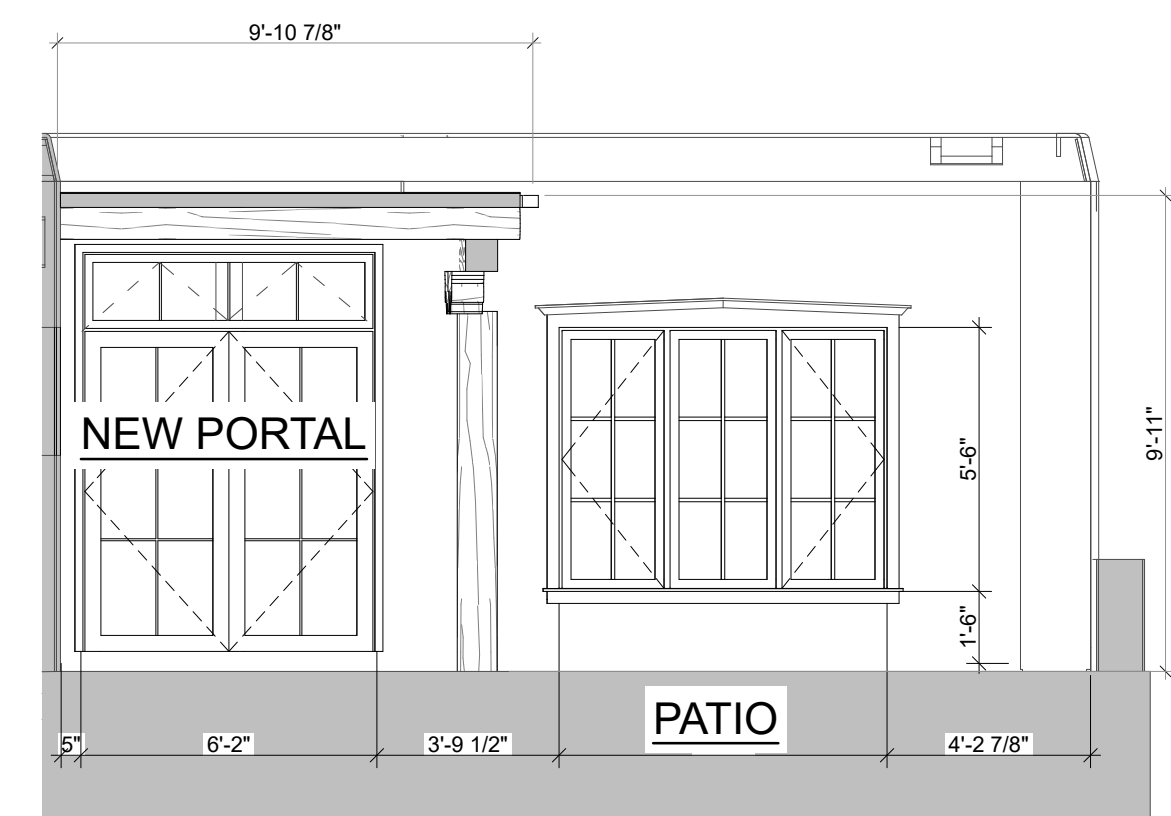
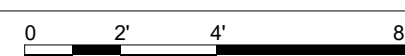
**1 Existing South Elevation**  
 SCALE: 1/4" = 1'-0"



**3 Existing Partial South Elevation**  
 SCALE: 1/4" = 1'-0"



**2 Proposed South Elevation**  
 SCALE: 1/4" = 1'-0"



**4 Proposed Partial South Elevation**  
 SCALE: 1/4" = 1'-0"



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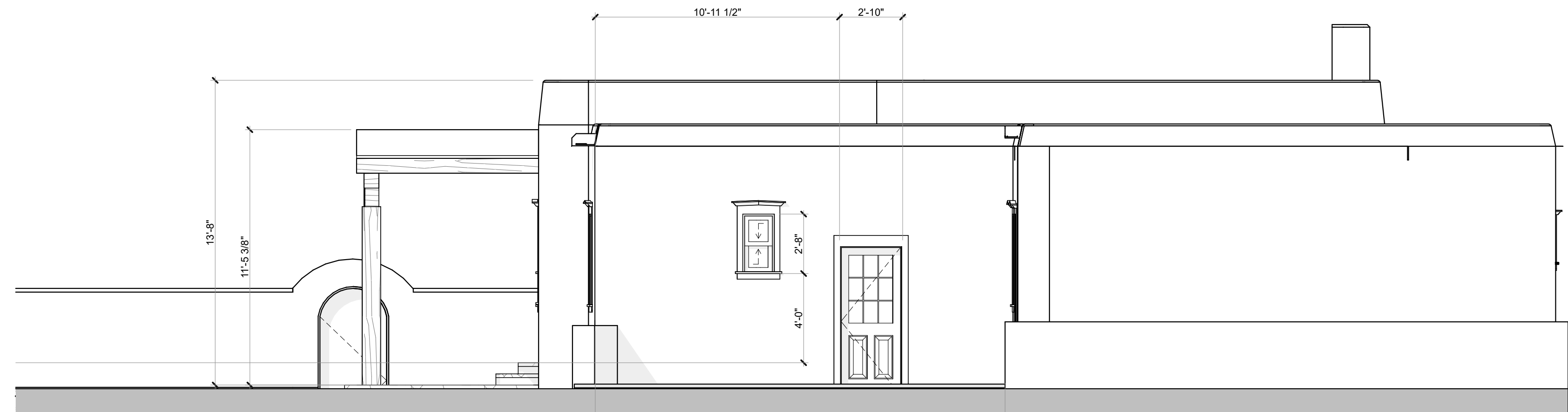


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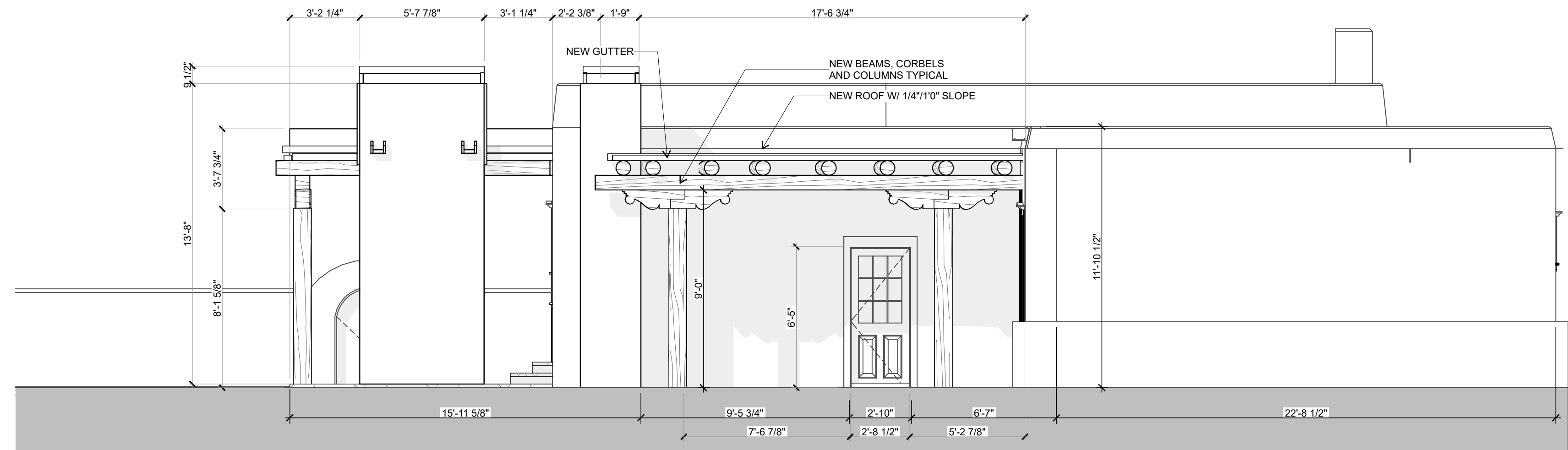
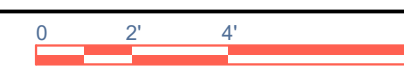
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EXISTING AND  
 PROPOSED

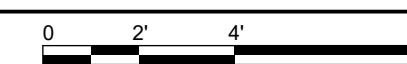
**A-6**



**2 Existing East Elevation**  
 SCALE: 1/4" = 1'-0"



**1 Proposed East Elevation**  
 SCALE: 1/4" = 1'-0"



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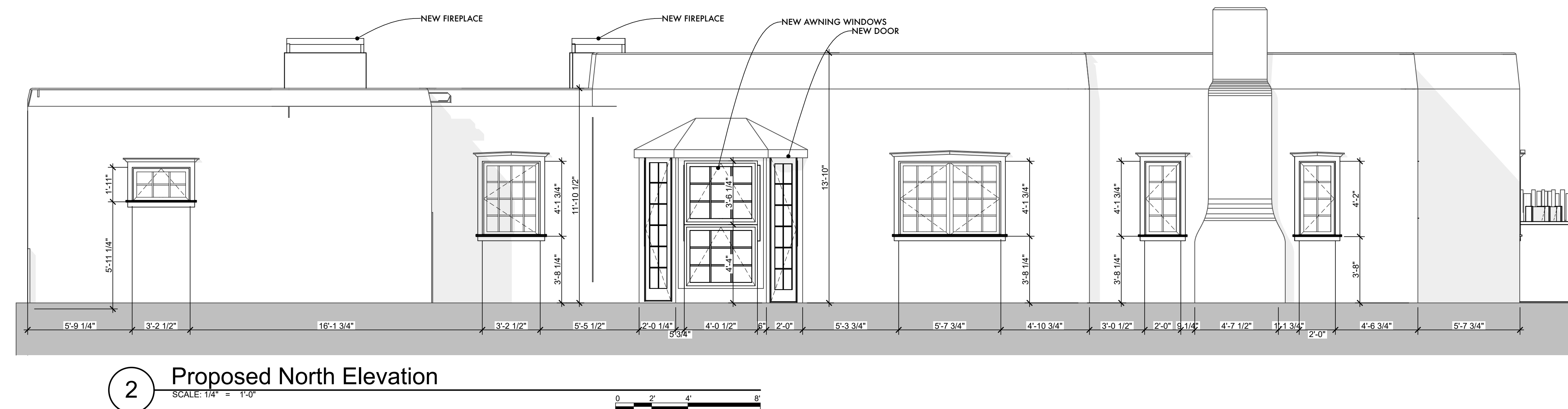
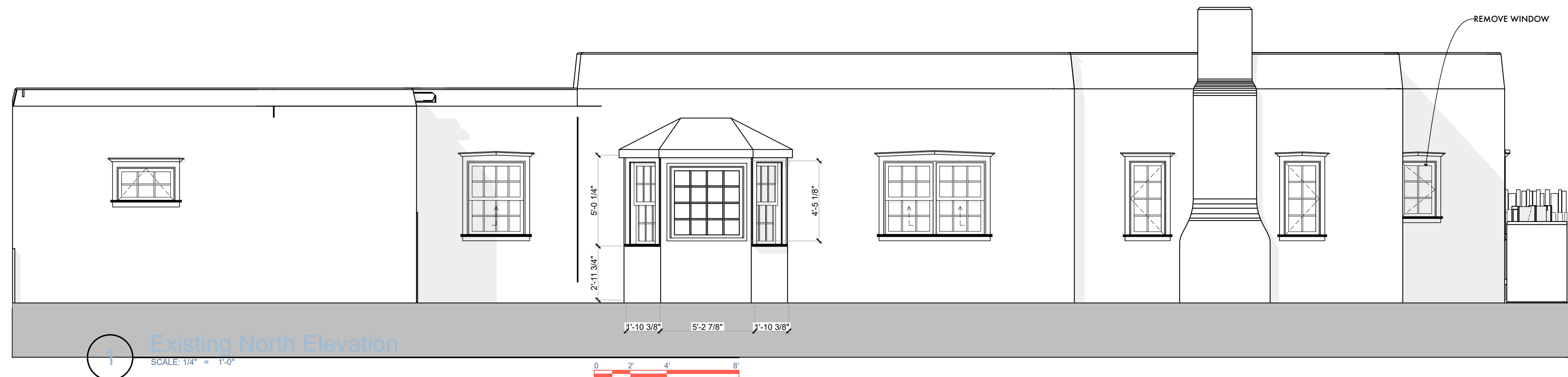


ISSUED:

HDRB Approval

EXISTING AND  
 PROPOSED  
 ELEVATIONS

**A-7**



**Holleyman Keller  
 Residence  
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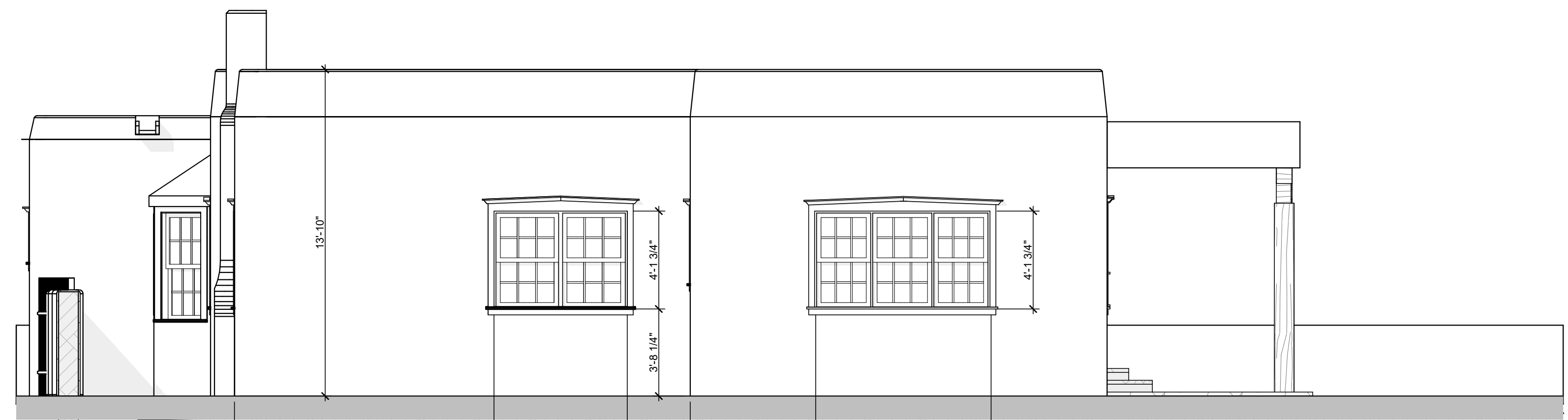


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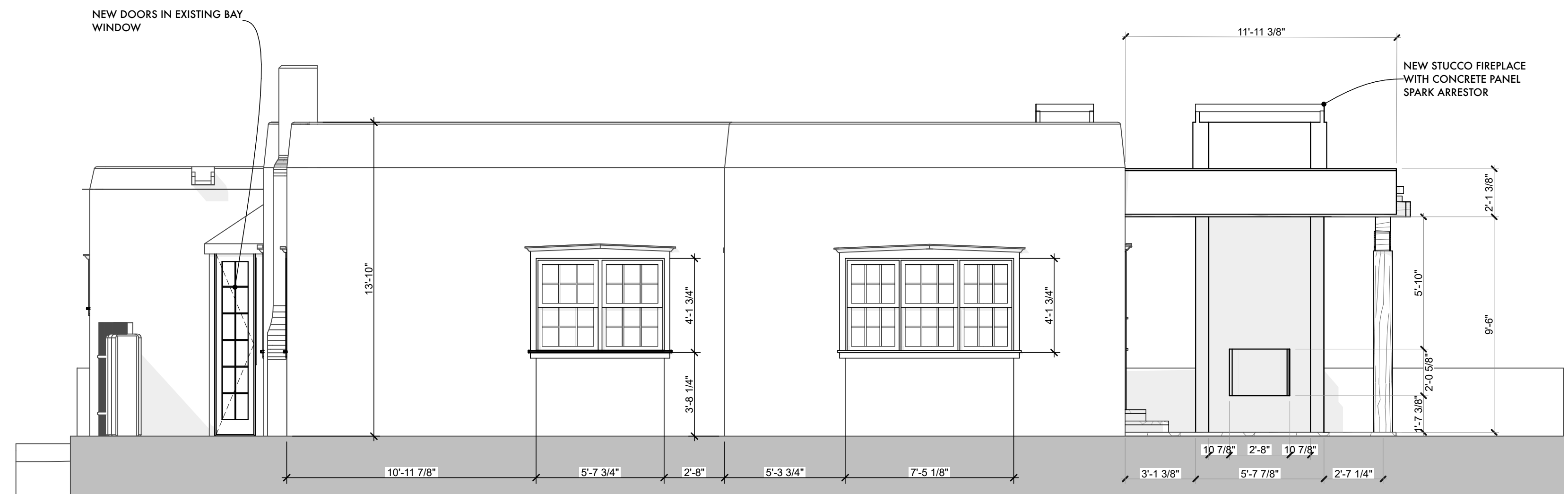
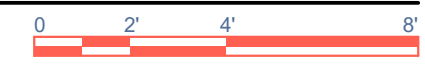
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EXISTING AND  
 PROPOSED  
 ELEVATIONS

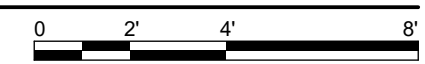
**A-8**



**2 Existing West Elevation**  
 SCALE: 1/4" = 1'-0"



**1 Proposed West Elevation**  
 SCALE: 1/4" = 1'-0"



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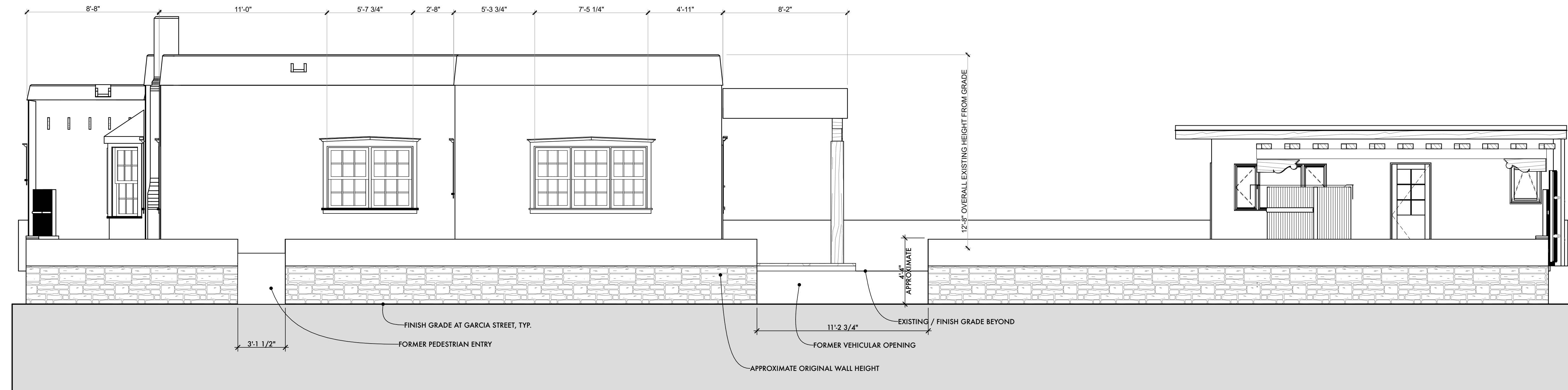
**Holleyman Keller  
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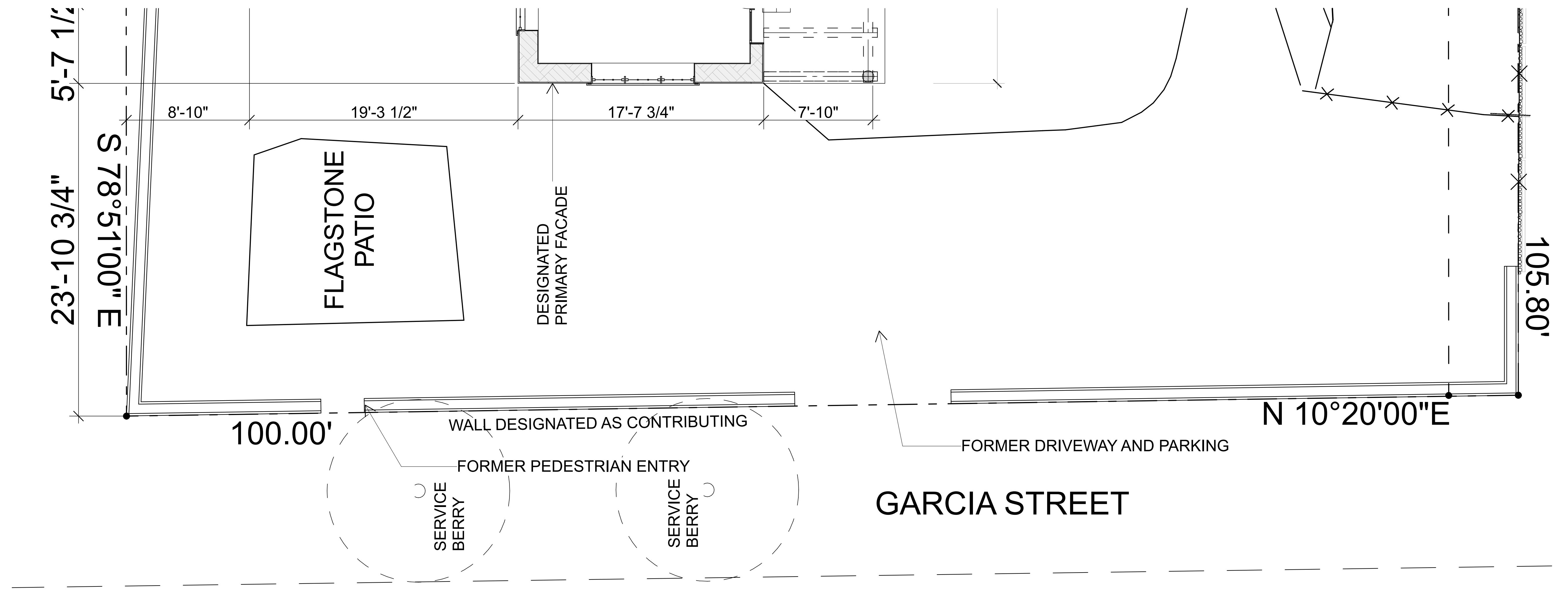
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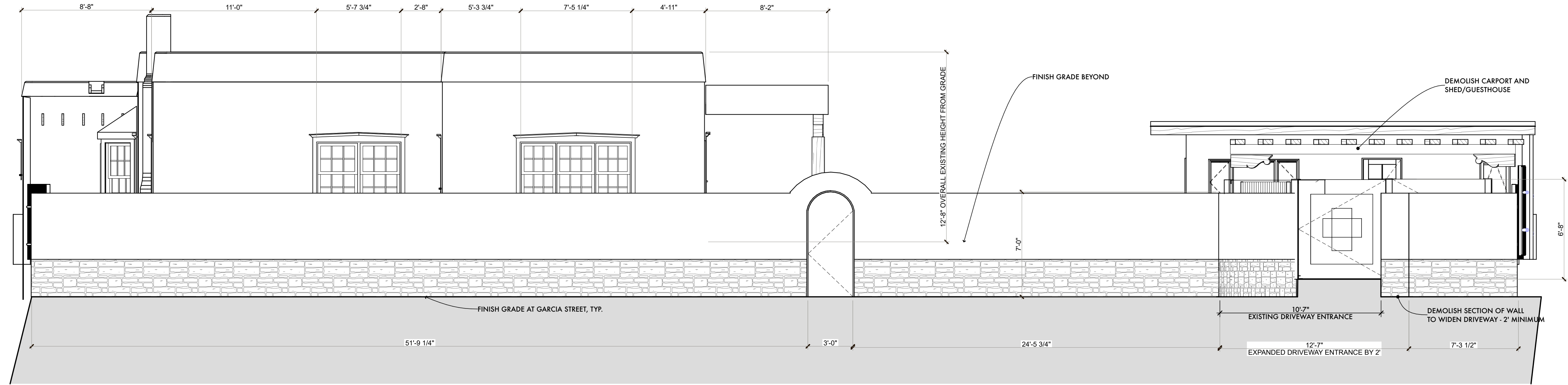
GARCIA STREET  
ORIGINAL WALL

**A-9**

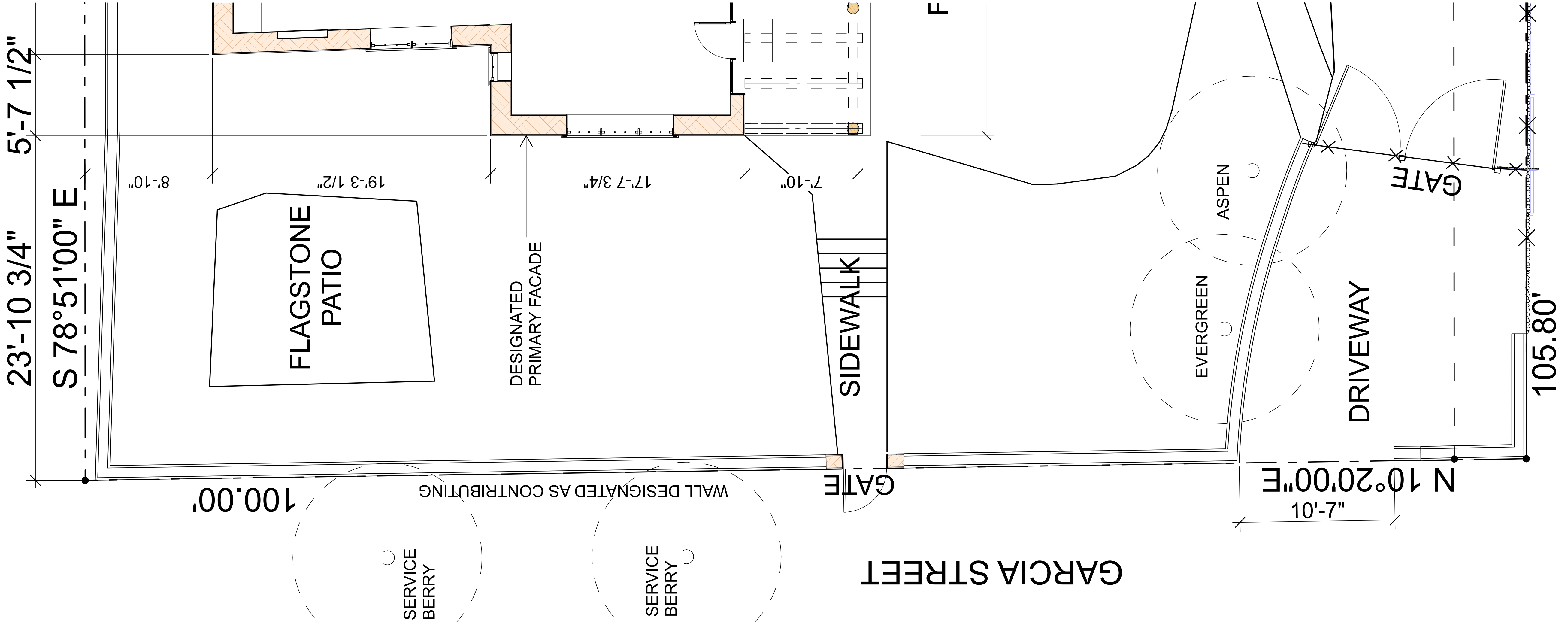


1  
A-9 GARCIA STREET ORIGINAL WALL ELEVATION  
SCALE: 1/4" = 1'-0"





1 Garcia EXISTING Elevation  
 A-10 SCALE: 1/4" = 1'-0"



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EXISTING GARCIA  
 STREET ELEVATION

**A-10**

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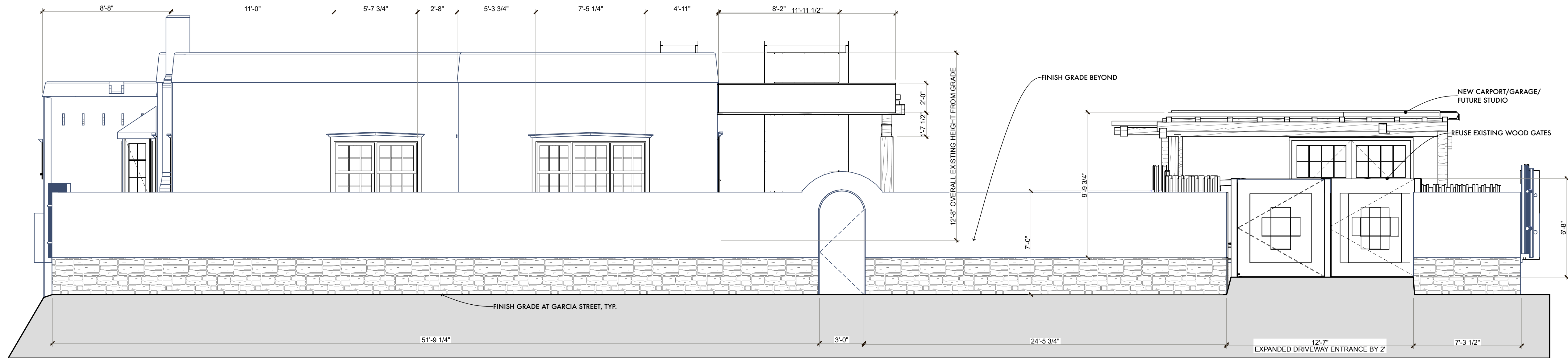
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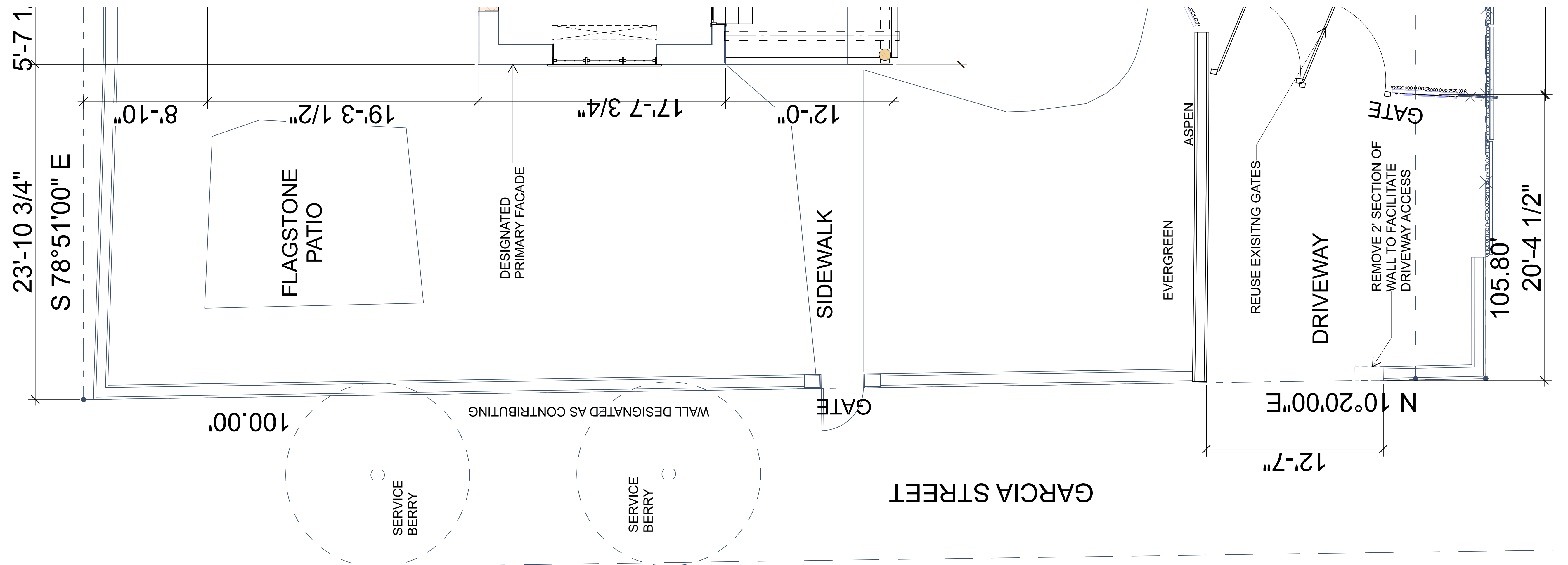
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PROPOSED GARCIA  
 STREET WALL

**A-11**



1 Garcia Street Proposed Elevation  
 A-11 SCALE: 1/4" = 1'-0"



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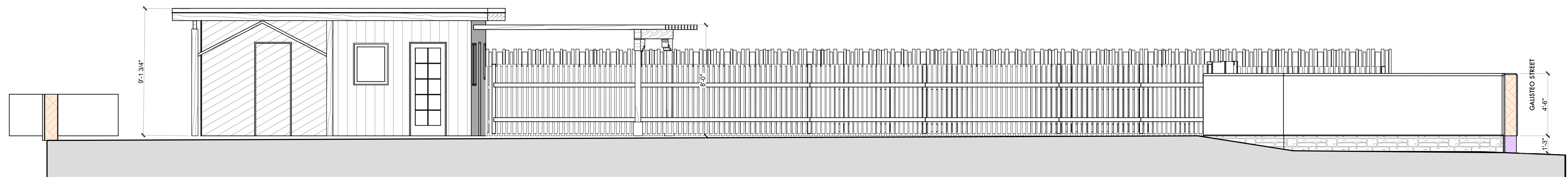


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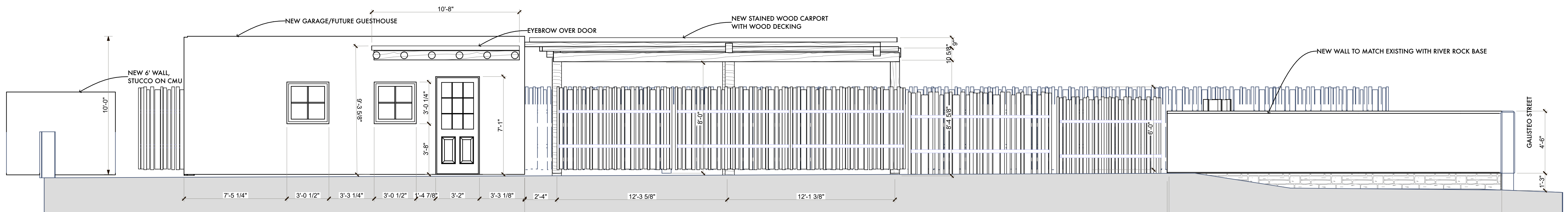
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GARAGE/CARPORT

**A-12**



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



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

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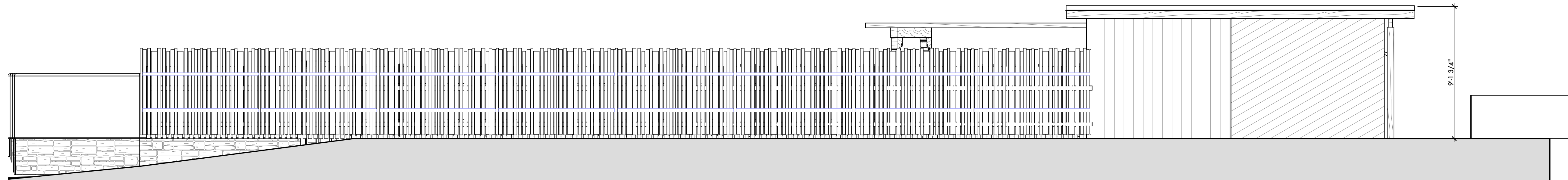


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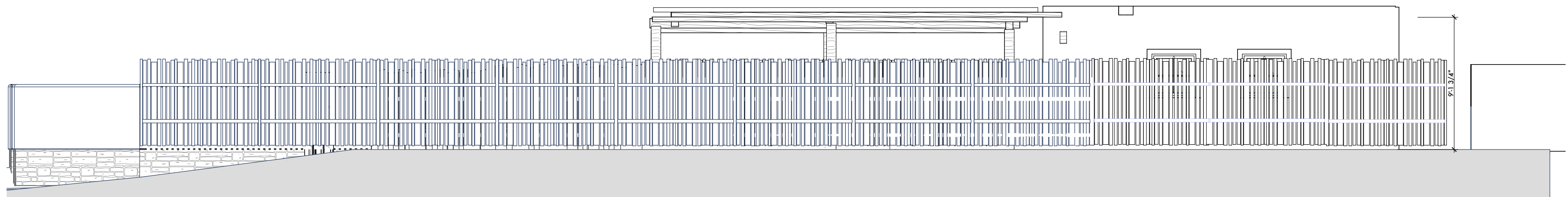
GARAGE/CARPORT

**A-13**



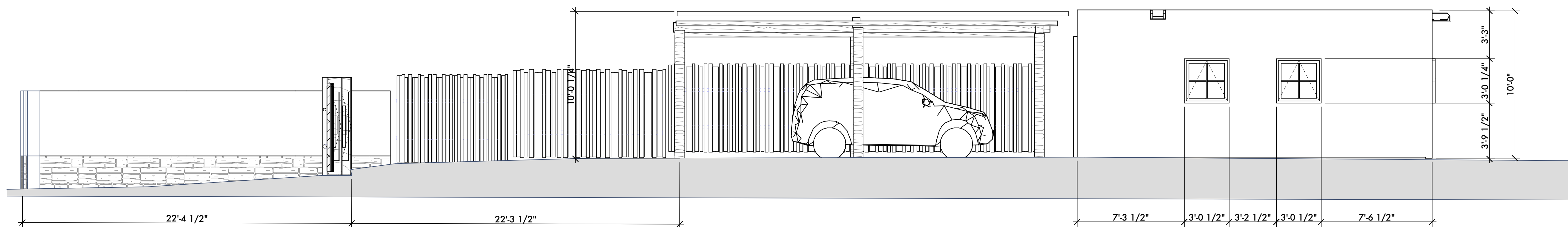
**1 Carport South Elevation**

SCALE: 1/4" = 1'-0"



**2 Carport South Elevation Proposed**

SCALE: 1/4" = 1'-0"



**3 Guest House South Elevation**

SCALE: 1/4" = 1'-0"



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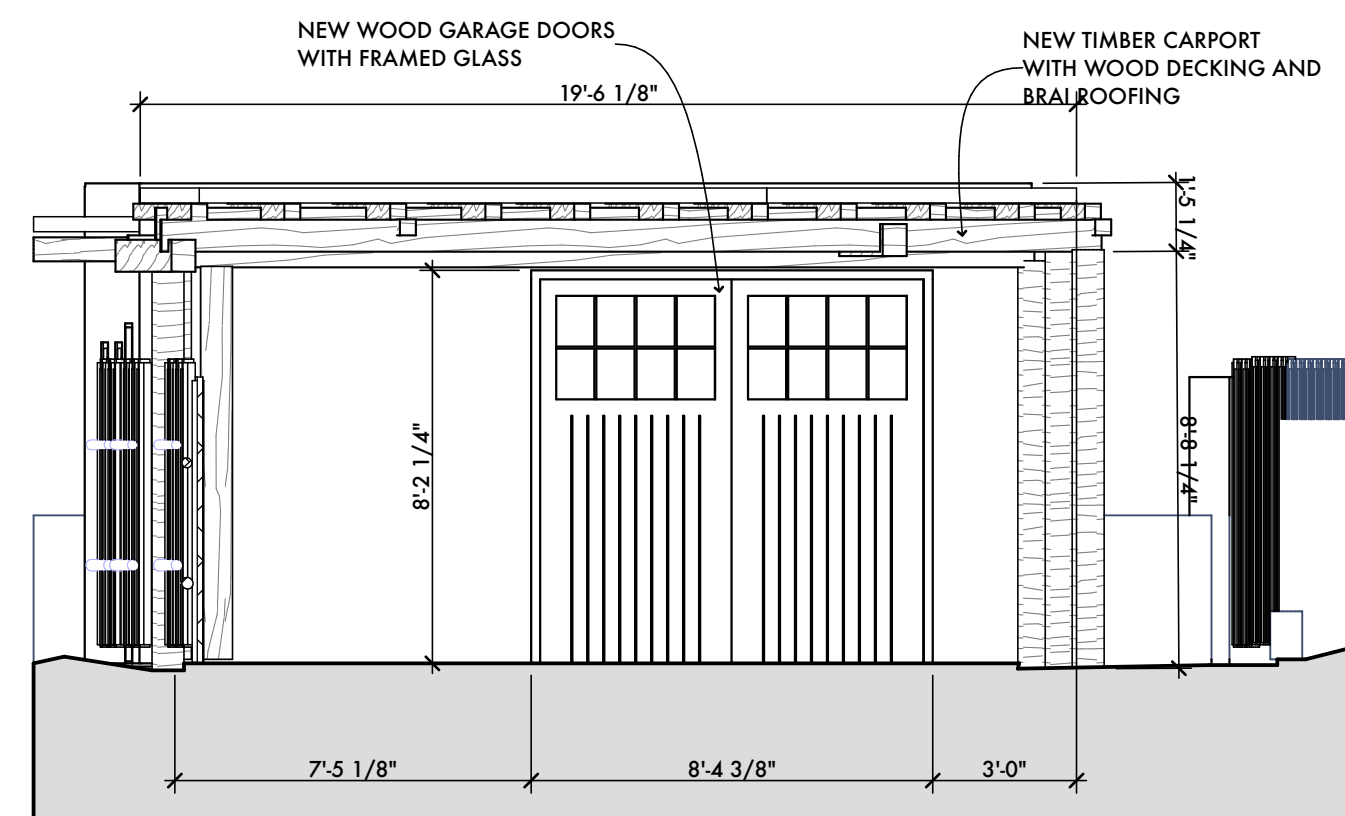
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GARAGE/CARPORT

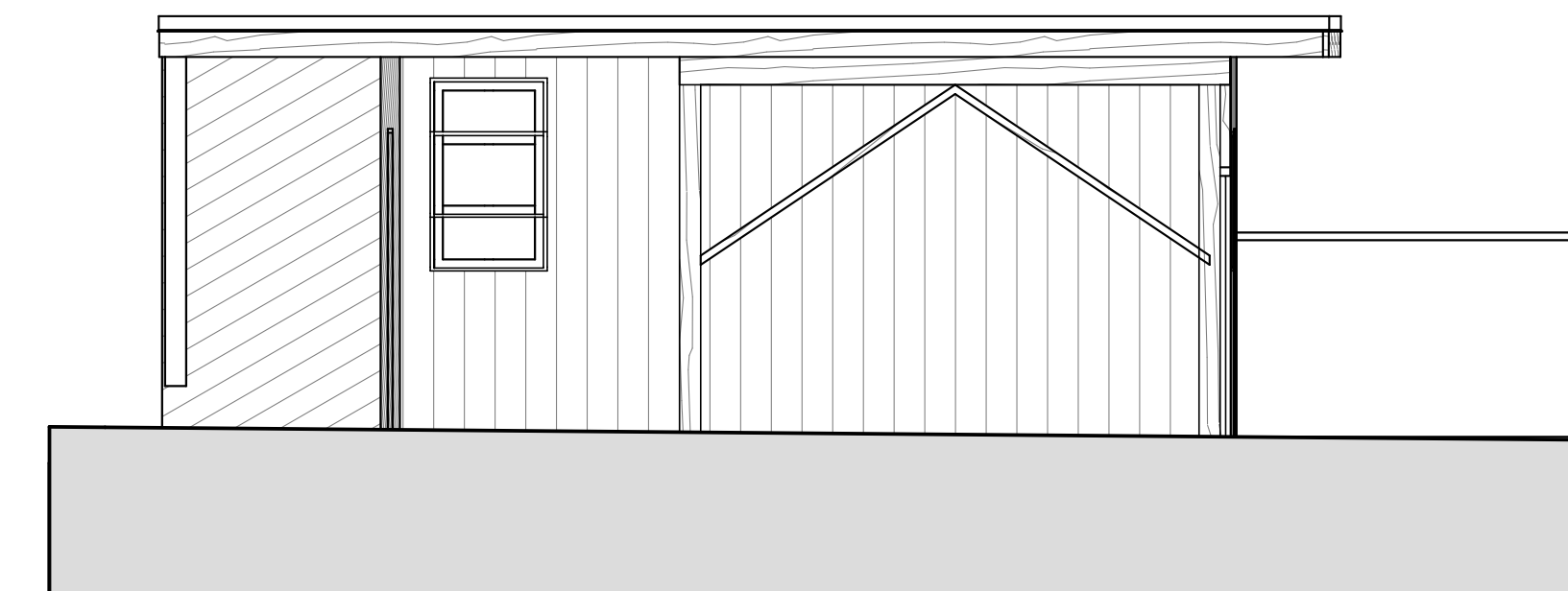
**A-14**



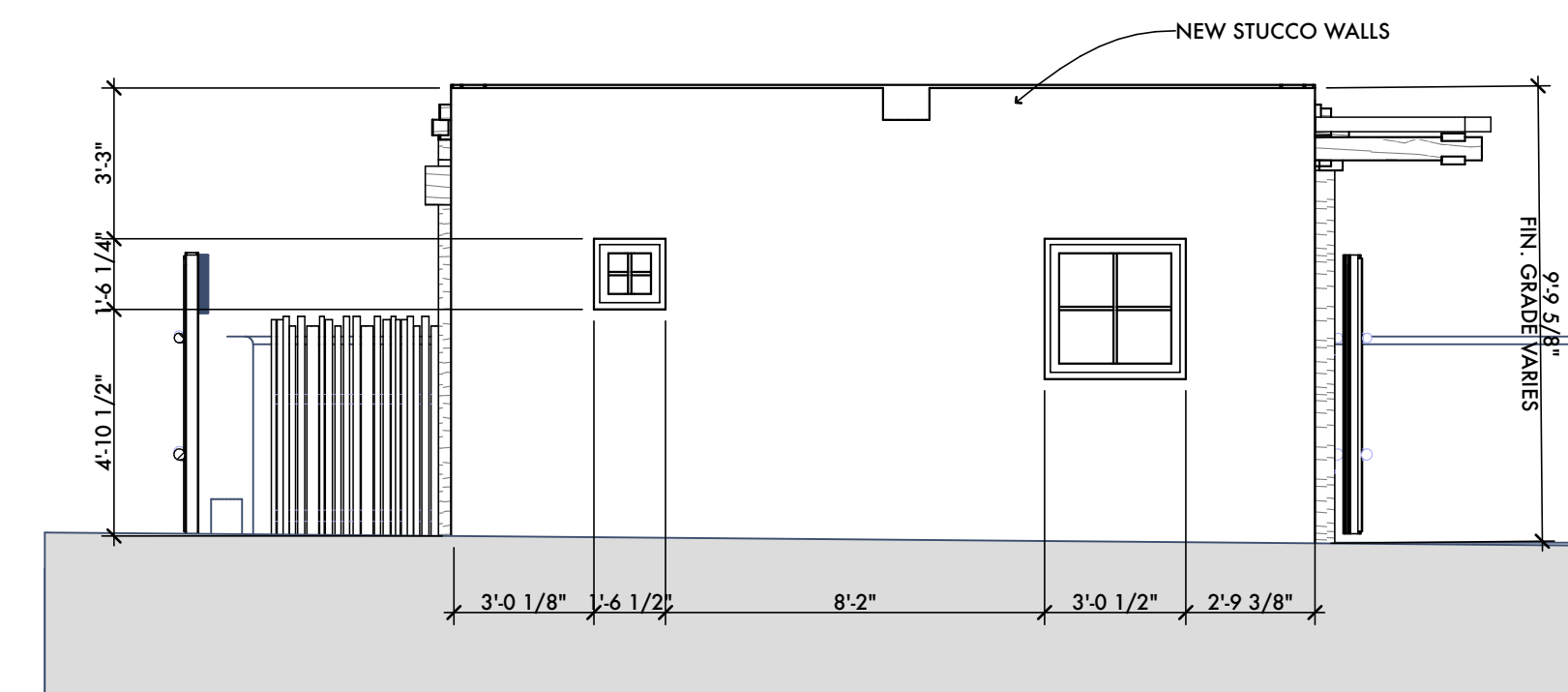
**3 Carport West Elevation**  
 SCALE: 1/4" = 1'-0"  
 0 2' 4' 8'



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



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



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