

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

Case # 2025-10292-HDRB

Address – 345 Garcia St.

Agent’s Name – Gayla Bechtol, AIA

Owner/Applicant’s Name – Robert Holleyman and Bill Keller

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 13, 2025.

BACKGROUND

The single-family residence at 345 Garcia St. and its front yard wall are listed as contributing to the Downtown and Eastside Historic District. The accessory structure in the southeast corner of the property, which currently serves as a guesthouse, is listed as non-contributing and is the subject of this request to demolish it. On November 26, 2024, in Case # 2024-9369-HDRB, the Board retained the contributing status of the main residence, and designated the west elevation, northwest corner, and the area around the chimney as the primary facades. At that hearing the Board downgraded the status of the accessory dwelling unit and associated carport to non-contributing. The main residential structure and yard wall are not under consideration in this case.

The front portion of the detached accessory structure appears to have started out as a shed as it has a mixture of board siding styles. According to the 2024 Historic Cultural Properties Inventory, the remaining portion appears to be an enclosed carport with a wood structure that attaches to the westside to create a partial open carport. 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. The rear or eastern wall is built partially of particle board. This accessory structure is not mentioned in the 1984 Historic Building Inventory. 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.

The Applicant seeks approval of the Board to demolish the non-contributing accessory dwelling unit.

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. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.

2. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed demolition, and determined that the application complied with the criteria for demolition set forth in SFCC Sections 14-3.14, Demolition of Historic or Landmark Structures, and 14-5.2(D), General Design Standards for all Historic Districts.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. 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).
5. Under SFCC Sections 14-2.6(C)(1) and 14-5.2(A)(1), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant's proposed demolition in a historic district in accordance with the standards and procedures set out in SFCC Sections 14-3.14 and 14-5.2.
6. Staff provided to the Board information on a structure under consideration for demolition, pursuant to SFCC Section 14-3.14(C).
7. Under SFCC Section 14-3.14(G)(1), in determining whether to approve a request for demolition in a historic district, the Board must consider whether the structure is of historical importance, whether the structure is an essential part of a unique street section/block front, whether the street section/block front will be reestablished by a proposed new structure, and the state of repair and structural stability of the structure:
 - a. Pursuant to SFCC Section 14-3.14(G)(1)(a), the Board finds that the structure is not of historic significance;
 - b. Pursuant to SFCC Section 14-3.14(G)(1)(b), the Board finds that the structure is not an essential part of a unique street section or block front; and
 - c. Pursuant to SFCC Section 14-3.1(G)(1)(c), the Board finds that the structure under consideration is not structurally stable, does not meet fire rating requirements, has electrical and mechanical issues that are a risk to safety, and the overall condition of the structure is poor.
8. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that all applicable requirements for Board review have been met.
9. Based on the Staff Report and exhibits, and the information and evidence presented at the hearing, the Board finds that the Applicant has demonstrated that the demolition criteria have been met.

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 the application to demolish the non-contributing accessory dwelling unit.

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

Cecilia Rios

Date

Chair

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date