

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

Case # 2025-10293-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 27, 2025.

BACKGROUND

The single-family residence at 345 Garcia St. is listed as contributing to the Downtown and Eastside Historic District, and the front yard wall is designated contributing. An accessory structure is listed as non-contributing. On November 26, 2024, in case # 2024-9369-HDRB, the Historic Districts Review Board retained the contributing status of the residence, designated the west elevation, northwest corner and area around the chimney on the north elevation as the primary façades. The Board designated the street fronting yard wall contributing and downgraded the accessory dwelling unit and its west-elevation carport to non-contributing.

Likely constructed in the early 1930s, this Pueblo Revival style main residence is 2,637 square feet, constructed of adobe, concrete block and wood frame, and has evolved over time. According to the 2024 Historic Cultural Properties Inventory (“HCPI”) significant changes to the structure took place circa 1987 including replacement of all the windows and doors, installation of the bay windows on the north, creation of new openings and closure of old openings; replacement of the Territorial-style trim; elevation of the ceiling, roof and parapets at the back of the house; change of front or west wall at the vehicular entrance and addition of a pedestrian entry. The accessory structure in the southeast corner was approved for demolition May 13, 2025, under Case # 2025-10292-HDRB.

A tall street wall, partially serving as a retaining wall, crosses the front of the property adjacent to Garcia Street. The base is stone, the upper portion is stuccoed and the full height is about 53 inches. Near the center is an arched opening over a pedestrian gate. The area of the gate was previously a parking space in the 1950s-60s according to aerial photographs. The current driveway and pedestrian entrance were constructed by 1973 and is historic at over 50 years of age.

The Applicant proposes the following exterior alterations:

Main Residence:

1. Infill a north-facing window on the west-elevation primary facade. An **exception** is requested to SFCC Section 14-5.2(D)(5)(a)(iii) to infill a window opening on a primary façade. This window is not original to the structure and may sit in the space of a previously infilled door, according to the 2024 HCPI.

2. Enlarge the existing 382-square-foot southern portal to 621 square feet. An **exception** is requested to SFCC Section 14-5.2(D)(2)(d) to enlarge the portal within 10 feet of the primary façade.
3. Construct a 108-square-foot portal on the southeast facade.
4. Replace all windows with aluminum clad simulated wood windows with a white finish. The existing windows are not historic; the windows were replaced in 1987. The window replacement will consist of reconfiguring some openings, including replacing a window with a door on the non-primary south elevation, and enlarging the bay window opening and creating two doors with a window on the non-primary part of the north elevation. Create a window on the non-primary east elevation under the new portal. Staff notes that the bay window is from the 1980s remodel and is not original to the house.
5. Construct two exterior fireplaces on the south and east elevations at the two portals.
6. Install exterior lighting in Shielded Metal.
7. Stucco using cementitious Buckskin color.
8. Paint the trim in white.

Lot:

9. Construct a freestanding 436-square-foot guest house with garage near the southeast corner of the lot to a height of 10'0" where the maximum allowable is 15'5" in the recent Santa Fe style.
10. Construct a 481-square-foot carport on the guest house to a height of 10'0" where the maximum allowable is 15'5".
11. Alter the layout of the driveway resulting in a realignment of the fence and removal of 2 linear feet of the yard wall. An **exception** is requested to SFCC Section 14-5.2(D)(1)(a) for removing part of the historically contributing wall.

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 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 Staff Recommendation: For the exceptions to SFCC Section 14-5.2(D)(5)(a)(iii) to close the north-facing window opening on the west primary elevation, and to SFCC Section 14-5.2(D)(1)(a) to remove two linear feet from the contributing yard wall, Staff recommended findings that the criteria had been met, and recommended approval of the exception requests. For the exception to SFCC Section 14-5.2(D)(2)(d) to extend the south portal, Staff recommended a finding that the exception criteria had not been met and recommended denial of the exception request. Staff recommended approval of the other elements of the application that do not require exceptions, as they

comply with SFCC Section 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.

4. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
6. 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).
7. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(2)(a-d & f), 14-5.2(C)(3)(a-b), 14-5.2(C)(4), and 14-5.2(D), 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.

Window Infill on Primary Façade (Item # 1):

8. The Applicant proposes to infill a window on the west primary façade.
9. Under SFCC Section 14-5.2(D)(5)(a)(iii), for the primary façades of contributing structures, no existing opening shall be closed.
10. Staff determined that an exception to SFCC Section 14-5.2(D)(5)(a)(iii) would be required for approval of the application, and the Applicant requested an exception.
11. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met with respect to project Item # 1.
12. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds the Applicant has conclusively demonstrated that all exception criteria have been met.
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because neither the window nor the opening are historic or original to the house (the existing window replaced a doorway at that location);
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the window at that location is inconsistent with the use of the interior space at the western entranceway; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would 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 because to infill this window opening will maximize the use of the living space in this historic home.
13. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project Item # 1.

Extension of Portal Within 10 Feet of West Primary Façade (Item # 2):

14. The Applicant proposes to extend the south-elevation portal, with the extension attaching to the existing portal within 10 feet of the west primary façade.
15. Under SFCC Section 14-5.2(D)(2)(d), additions are not permitted to the side of the existing footprint of a contributing building unless the addition is set back a minimum of

- 10 feet from any primary façade.
16. Staff determined that an exception to SFCC Section 14-5.2(D)(2)(d) would be required for approval of the application, and the Applicant requested an exception.
 17. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met with respect to project Item # 2.
 18. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds the Applicant has conclusively demonstrated that all exception criteria have been met.
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the portal extension will mimic the design of the existing portal, and it will not change anything on the west primary façade;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception is required to prevent a hardship to the Applicant or an injury to the public welfare because the existing portal does not adequately protect the main entrance from the weather and reconstruction of the portal will protect the structure from undue deterioration; and
 - c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would 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 because this design is the most architecturally harmonious approach to improving the use, function and lifespan of the portal and entranceway.
 19. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project Item # 2.

Alteration of Contributing Yard Wall (Item # 11):

20. The Applicant proposes to remove a two linear foot section of the contributing wall to create a straight path from Garcia Street to the west-facing garage doors.
21. Under SFCC Section 14-5.2(D)(1)(a), the removal of historic materials or alteration of architectural features and spaces that embody the status of a contributing structure shall be prohibited.
22. Staff determined that an exception to SFCC Section 14-5.2(D)(1)(a) would be required for approval of the application, and the Applicant requested an exception.
23. To obtain an exception, the Applicant was required to conclusively demonstrate that the three exception criteria set forth in SFCC Section 14-5.2(C)(5)(b) have been met with respect to project Item # 11.
24. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds the Applicant has conclusively demonstrated that all exception criteria have been met.
 - a. Pursuant to SFCC Section 14-5.2(C)(5)(b)(i), the Board finds that granting the exception would not damage the character of the district because the yard wall has been changed twice since it was built, it is not in its original configuration and the impact to the Historic District of the missing two feet will be minimal;
 - b. Pursuant to SFCC Section 14-5.2(C)(5)(b)(ii), the Board finds that the exception

is required to prevent a hardship to the Applicant or an injury to the public welfare because the driveway presently is hard to maneuver, requiring the driver to curve left while backing to clear the existing yard wall opening, and the view of oncoming traffic on Garcia Street is obstructed; and

- c. Pursuant to SFCC Section 14-5.2(C)(5)(b)(iii), the Board finds that granting the exception would 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 because it will reduce the chance of traffic accidents as drivers emerge from the driveway onto Garcia Street.
25. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project Item # 11.
26. 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.
27. The information contained in the Staff Report, and the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design 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 Items # 1-11 as set forth in the application, as recommended by Staff.
- 3. The Board grants the exceptions requested in the application with respect to project Items # 1, 2 and 11.

IT IS SO ORDERED ON THIS 13th DAY of JANUARY, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios, Chair

Date

FILED:

City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date