



January 27, 2025

Lani McCulley
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Renovations to the East Facade
216 Old Santa Fe Trail

Dear Lani,

On behalf of the Owner, who I am representing before the Historic Preservation Division we request a review of the proposed renovations to the east façade at 216 Old Santa Fe Trail. This address is in the Downtown and Eastside Historic District and has non-contributing status approved by case number 2024-008452-HDRB on June 25, 2024.

My client proposes a review and approval of the improvements implemented in the east façade of this non-contributing structure.

The improvements implemented in the east elevation include:

- Removal of the existing wood-frame French door.
- Removal of the two existing wood-framed sidelight windows.
- Removal and replacement of the existing single-sided sign.
- Installation of new storefront windows and doors set in dark bronze aluminum frames.
- The east façade shall receive a new stucco color coat to match the existing finish color.
- Install a new single-slope canvas awning (black) mounted above the existing wood header beam and below the existing parapet line.

The proposed storefront window and door revisions in the East facade require a request for an exception per Section 14-5.2(E)(1)(c) of the SF Land Development Code. For such exceptions, we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows: (i) Do not damage the character of the district; (ii) Are required to prevent hardship to the owner or an injury to the public welfare; and (iii) 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.

- **The storefront window and door have glazing larger than thirty (30) inches** in the East elevation on a Non-Contributing structure is requested to be approved based on the original H-Board approval of an addition to the East façade with windows and a door whose glazing is greater than thirty (30) inches in any direction.

Criteria for approval:

- (i) Do not damage the character of the district;

The addition of the storefront window and door in our opinion does not damage the character of the district. The new storefront identifies the retail business to the public's view on this non-contributing structure while preserving the historical building elements. The storefront reflects an updated version of the original HDRB approval that allowed for glass areas with dimensions greater than thirty (30) inches in any dimension not under a portal.

- (ii) Are required to prevent a hardship to the owner or an injury to the public welfare;

The addition of the storefront windows and doors provides the Owner with a greater area for the public to visually connect to the store welcoming clients to the business. The storefront windows and doors relieve the hardship of limited display area allowing the owner greater visibility to the public therefore becoming more competitive in the challenging Santa Fe market.


- (iii) 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.

The alterations strengthen the unique character of the streetscape. The historic character of the building's East facade is maintained. The storefront reflects a modern look to the retail nature of the business. The storefront alterations reflect an updated version of the original HDRB approval that allowed for glass areas with dimensions greater than thirty (30) inches in any dimension not under a portal. The request, when approved, will allow the Owner to continue to provide services to all customers within this historic district, and in the Historic BCD of Santa Fe.

We desire the Historic Districts Review Board (HDRB) to determine the submission meets the standards of the district.

Thank you for your consideration of our request and please let me know if you require any additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'J.A. Padilla', with a horizontal line extending to the right.

John A. Padilla, AIA
Architect

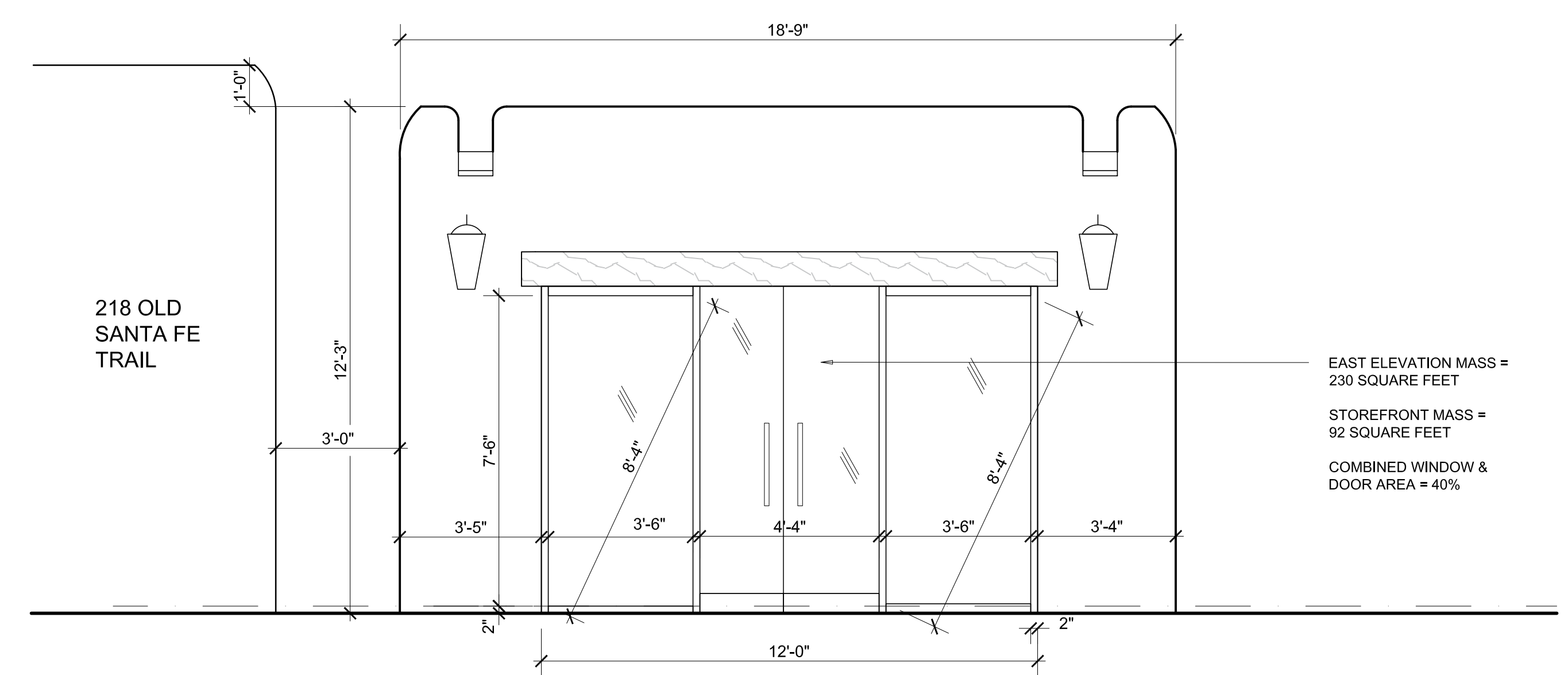
PROPOSED PLAN SHEET & KEYED NOTES

- PROPOSED:
1. NEW STOREFRONT DOOR
 2. 10 x 8 WOOD HEADER ABOVE - 7'-10" A.F.F.
 - 3.
 4. NEW NEW AWNING ABOVE NEW STOREFRONT
 - 5.

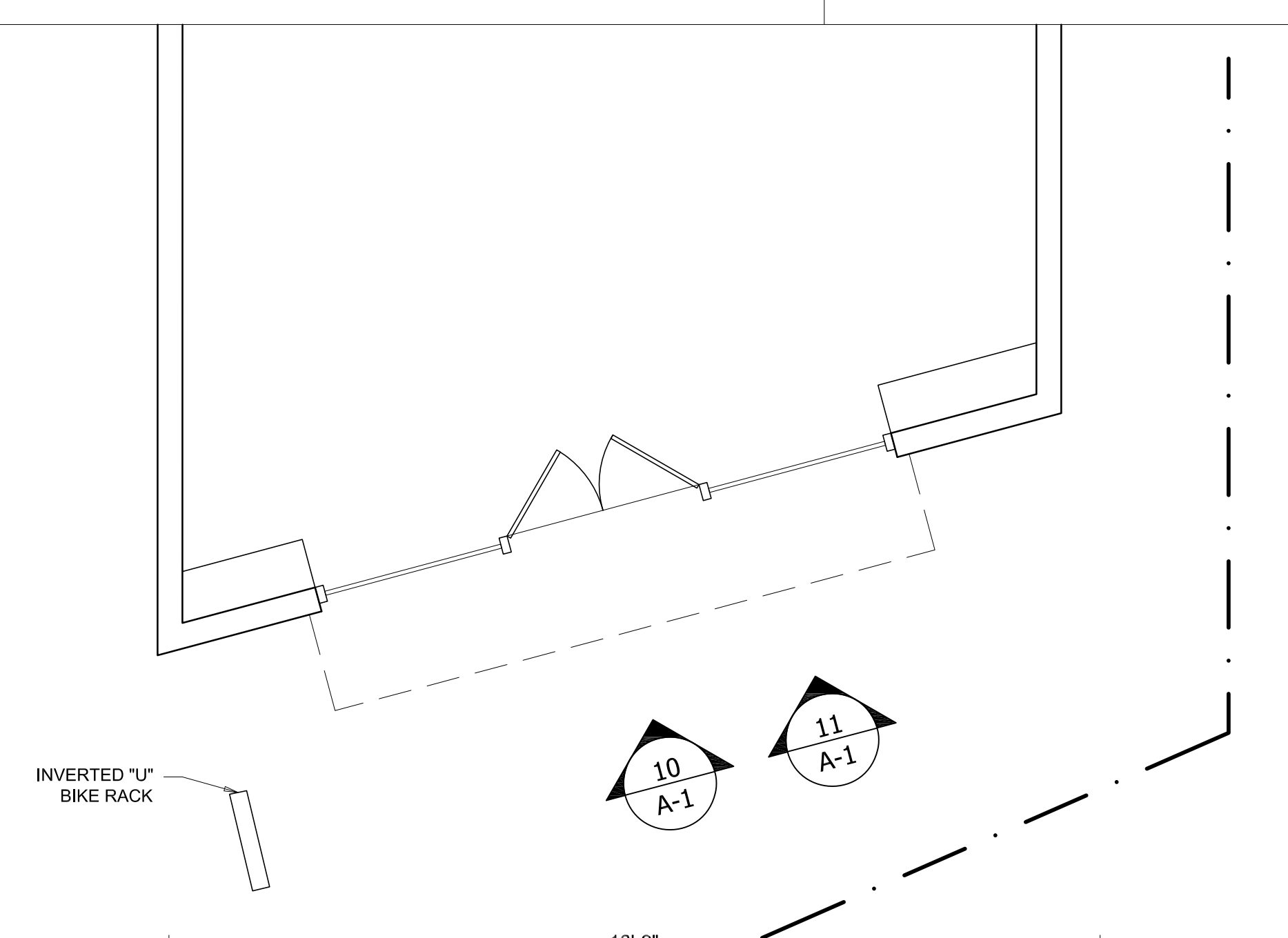


PO BOX 22986
 Santa Fe, NM 87502
 (505) 660-1682
 japadillaarchitect@gmail.com
 japadillaarchitect.com

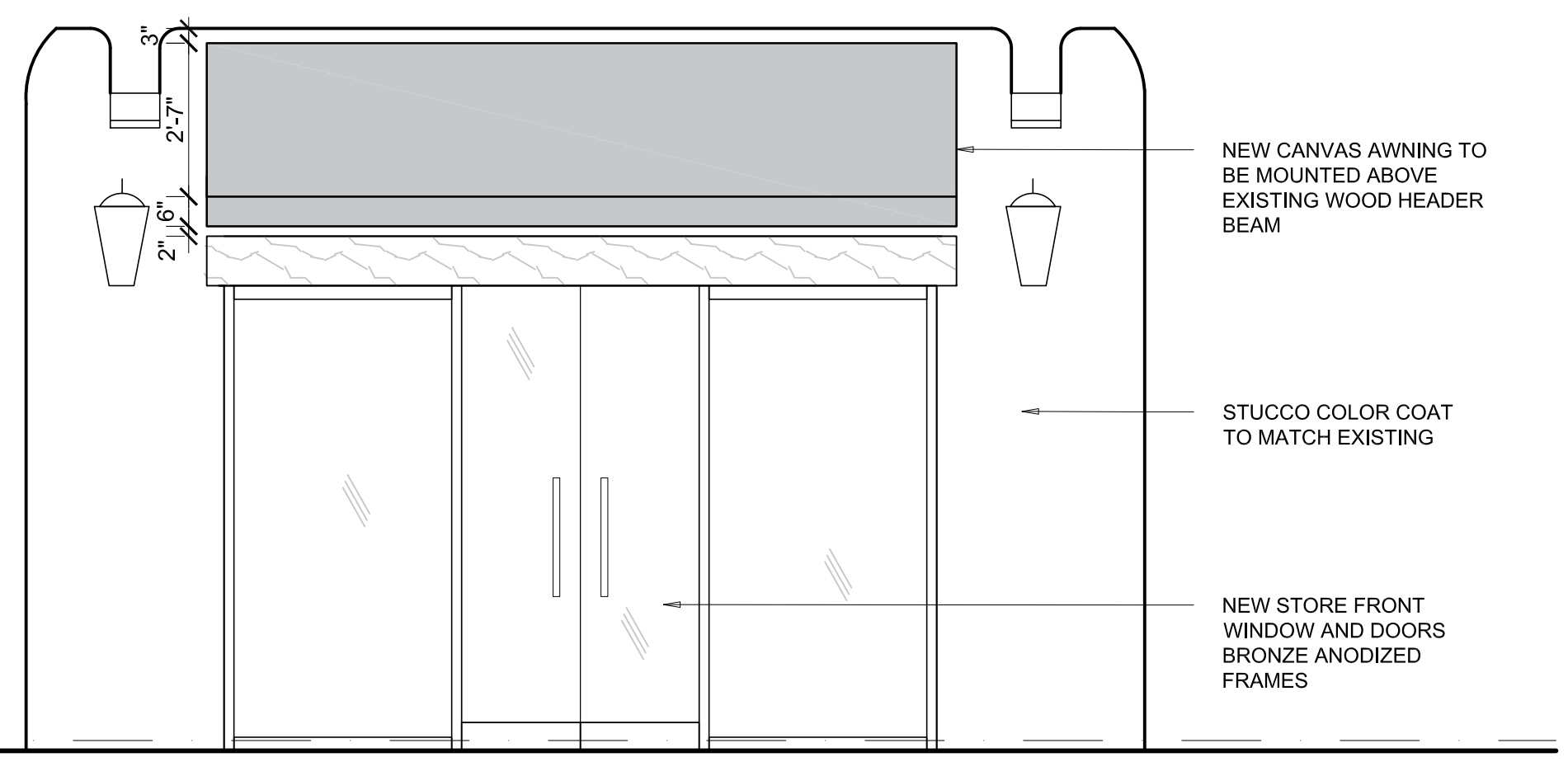
218 OLD SANTA FE TRAIL



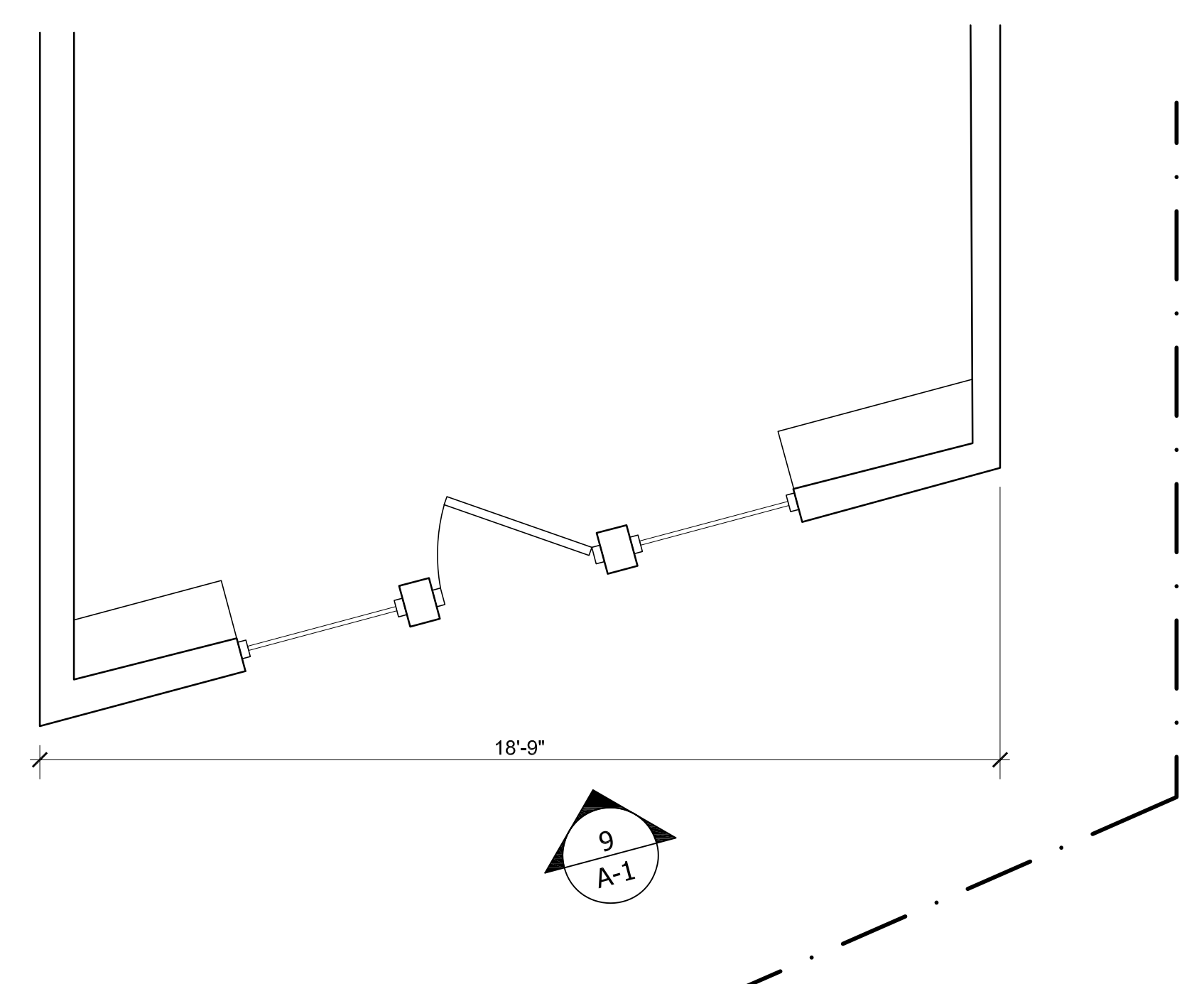
AS-BUILT CONDITION ELEVATION w/o AWNING SCALE: 3/8" = 1'-0" 11



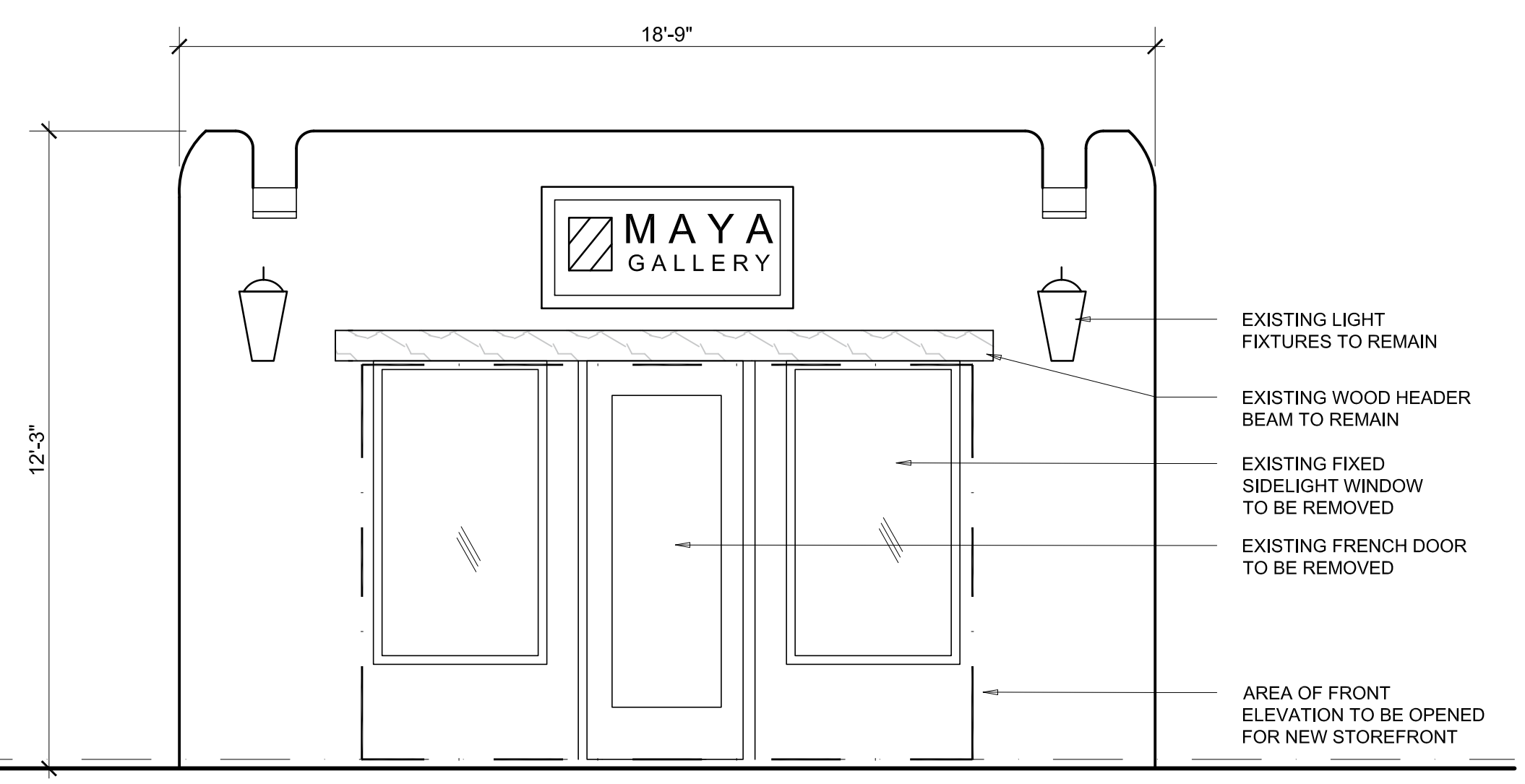
AS - BUILT CONDITION FLOOR PLAN SCALE: 3/8" = 1'-0" 2



AS - BUILT CONDITION ELEVATION w/AWNING SCALE: 3/8" = 1'-0" 10



PREVIOUSLY APPROVED FLOOR PLAN SCALE: 3/8" = 1'-0" 1



PREVIOUSLY APPROVED ELEVATION (CASE - H - 16 - 007) SCALE: 3/8" = 1'-0" 9

ALTERATIONS to 216 OLD SANTA FE TRAIL SANTA FE, N.M.

PROJECT NO.: 2160SFT
 ISSUE DATE: 09/30/2024
 DRAWN BY: RDE
 CHECKED BY: JAP
 REVISIONS:
 NO: DATE: DETAIL:

SHEET TITLE:
 ORIGINAL & AS BUILT FLOOR PLAN & ELEVATION

COPYRIGHT 2024 JOHN A. PADILLA AIA
 SHEET NO:

A-1