



March 11, 2025

Paul Duran
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Alterations to a Contribution Structure
214 Old Santa Fe Trail

Dear Paul,

On behalf of the Owner, who I am representing before the Historic Preservation Division we request a review of the proposed alterations to 214 Old Santa Fe Trail.

The structure is designated as "Contributing" with the North façade given "Primary Façade" designation. The East façade is given a "Non-Primary" designation. The attached south structure is designated as "Non-Contributing" per the historic survey mapping.

My client presents the executed improvements for the property located at 214 Old Santa Fe Trail.

Improvements include:

- Addition of a low landscape planter wall (1'-4" to 2'-7") along a portion (36'-0") of the north façade.
- Removal of two existing windows and double doors in the East elevation of a non-primary façade.
- Install a new storefront window and storefront window and a pair of doors in the East elevation of a non-primary façade.
- Install a new metal gate (black and 6'-0" tall) at the south side of the East elevation portal to secure the passageway to the rear structure.

Request for an exception per Section 14-5.2 (D) (5) (b) of the SF Land Development Code.

The addition of the low landscape planter on the north side of a primary façade requires an exception.

For such an exception 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 a 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.

- **An exception for the addition of a low landscape planter** on the north side of a primary façade is requested for 214 Old Santa Fe Trail.

Criteria for approval:

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

The addition of the low landscape planter along the primary façade does not significantly damage the character of the district as the significant architectural features (fireplace, two small windows, and two larger windows) remain unobstructed and publicly visible.

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

The addition of the low landscape planter will provide the Owner with an area to allow for landscaping that enhances the primary façade and will allow for the display of artwork of the business. The low landscape planter also provides controlled pedestrian access to the west end of the gallery display and sales area.

- (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 low landscape planter works to strengthen the unique heterogeneous character of the streetscape. The proposed planter reflects low walls and planters along the streetscape that work for public access and preserve the historic elements of the north façade.

Requests for an exception per Section 14-5.2 (E) of the SF Land Development Code.

The proposed metal gate to the south of the East non-primary façade and the proposed storefront window and door revisions in the East non-primary façade require an exception.

For such an exception 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 a 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.

- **An exception for the new gate and fence** to the south of the East elevation a non-primary façade is requested to address the need for securing the south side of the existing building.

Criteria for approval:

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

The proposed fence and gate will not damage the character of the district. The new fence and gate will secure the south side of the retail business in this historic building. This will save the area from access by the homeless who have broken into the rear of the building and started a fire in the existing structure causing significant damage. This request, when approved, will allow the Owner to secure his building within the historic district, and in the Historic BCD of Santa Fe.

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

The alterations will provide the Owner with greater security at the south side of the building which has been the target of vandalism by the homeless in the past. The new fence and gate will work to protect the existing structure.

- (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 alteration works to strengthen the unique heterogeneous character of the streetscape. The modern materials secure the south side of the building and are minimal in the amount visible to the public. A metal fence and gate exist in the current streetscape at Santa Fe Trails Fine Art to the north and the Loretto Chapel to the east. This request, when approved, will allow the Owner to continue to operate within this historic district, and in the Historic BCD of Santa Fe.

- **An exception for the storefront window and door renovation** to the East elevation a non-primary façade is requested to address the need to improve the street presence to the public and to allow for an ADA-compliant entryway for the retail business.

Criteria for approval:

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

The alterations will not damage the character of the district. The new storefront allows for a cleaner and updated presentation to the public view of the retail business in this historic structure. This will enhance the streetscape and preserve the historic North façade. This request, when approved, will allow the Owner to continue to provide equal services to all customers within this historic district, and in the Historic BCD of Santa Fe.

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

The alterations will provide the Owner with a greater area for the public to visually connect to the elements of the store's interior therefore welcoming clients into the business. The original elements were heavy, small, and limited the public a visual connection to the business.

- (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 to the East non-primary façade are within the area of the existing openings and are allowed in the design criteria of the Downtown and Eastside historic district. The horizontal dimensions for the openings are located 3'-0" or greater from the outside corners and are within the vertical and horizontal dimensions of the original openings. The proposed glazing that is greater than 36" in any direction is allowed when located under a portal. The use of larger glazed openings (windows and doors) is seen in the existing streetscape without divisions of the glazing within the existing openings and is not located under a portal. The existing alterations located under the portal provide the Owner with a greater area for the public to visually connect to the elements of the store's interior therefore welcoming clients into the business. The changes allow the owner to continue to locate the business and to be successful in the district.

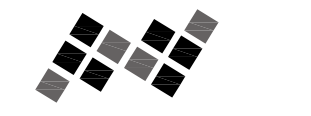
We desire the Historic Districts Review Board (HDRB) to determine the submission meets the standards of the district.

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



RENOVATIONS
 214 OLD SANTA FE TRAIL
 SANTA FE, N.M.

PROJECT NO.: 2140STGALLREV
 ISSUE DATE: 02/19/2025
 DRAWN BY: RDE
 CHECKED BY: JAP

REVISIONS:
 NO: DATE: DETAIL:

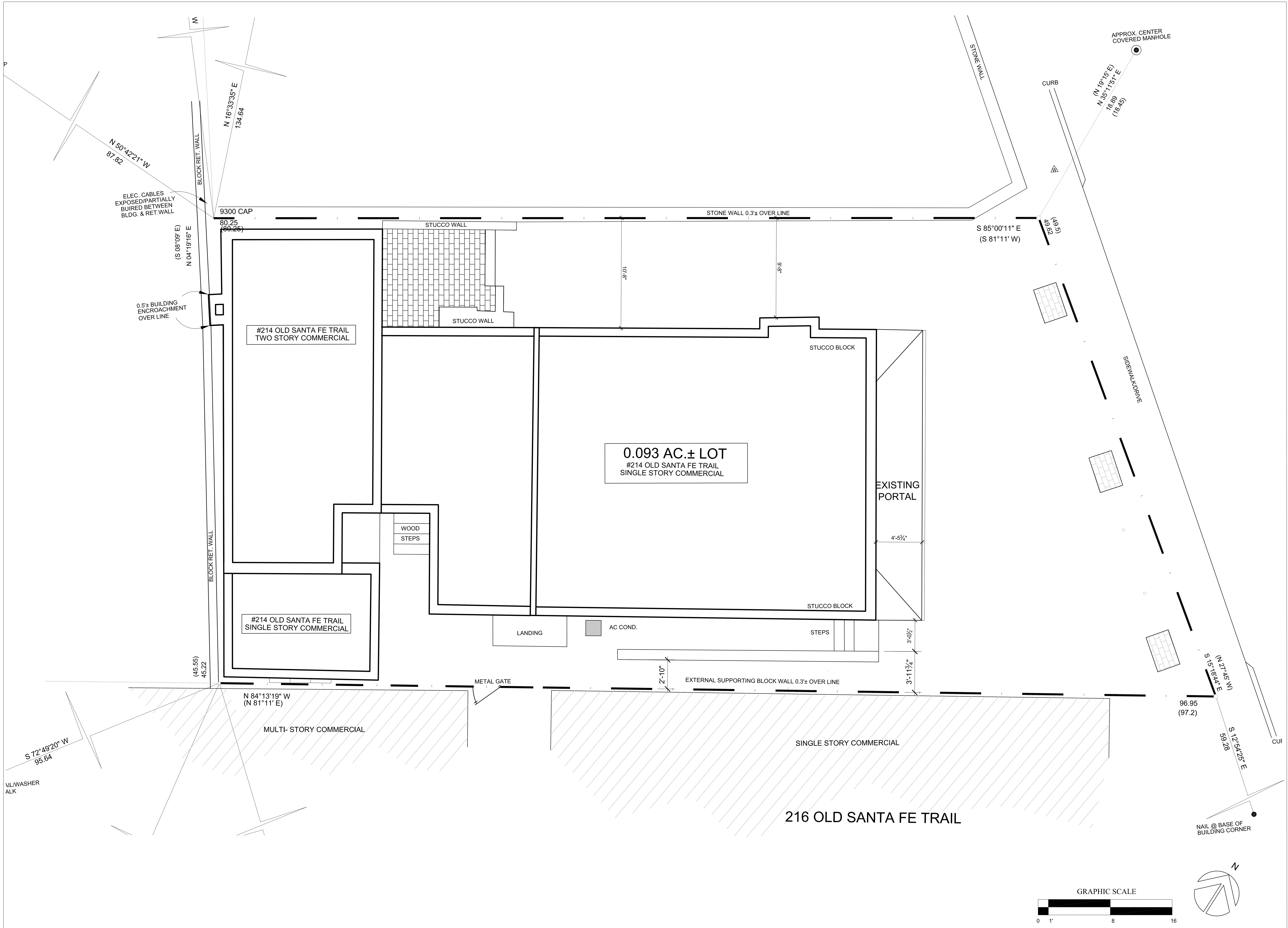
SHEET TITLE:

**ORIGINAL
 SITE
 PLAN**

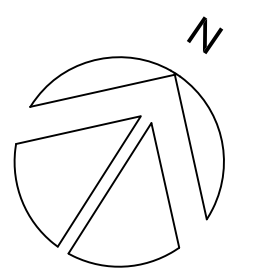
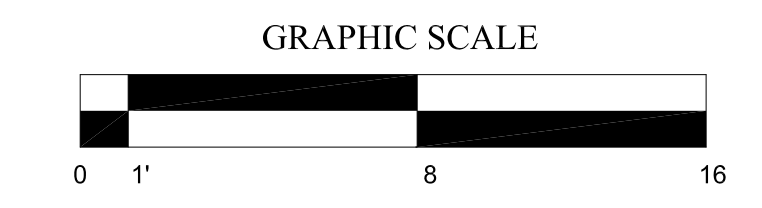
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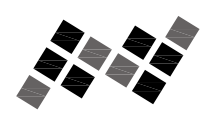
SHEET NO:

SP-1



ORIGINAL SITE PLAN





RENOVATIONS
 214 OLD SANTA FE TRAIL
 SANTA FE, N.M.

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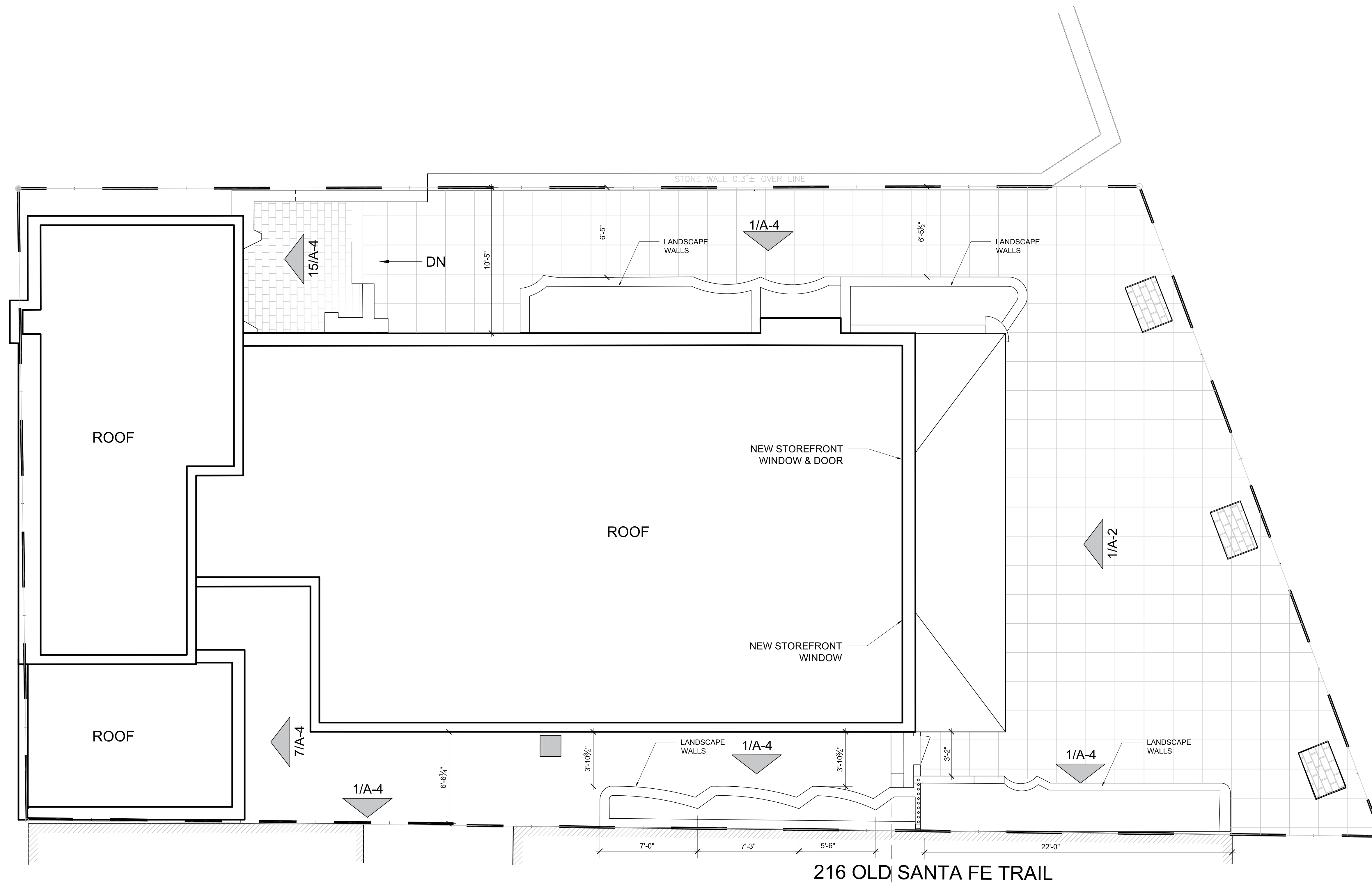
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 NO: DATE: DETAIL:

SHEET TITLE:

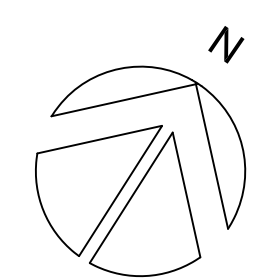
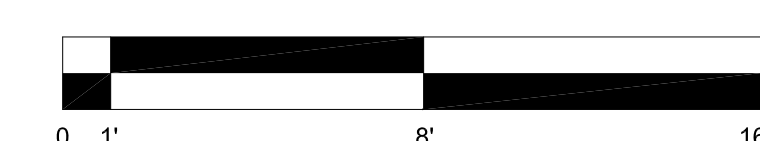
**AS - BUILT
 SITE
 PLAN**

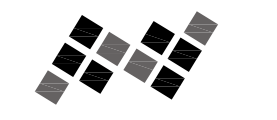
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 SHEET NO:

SP-2

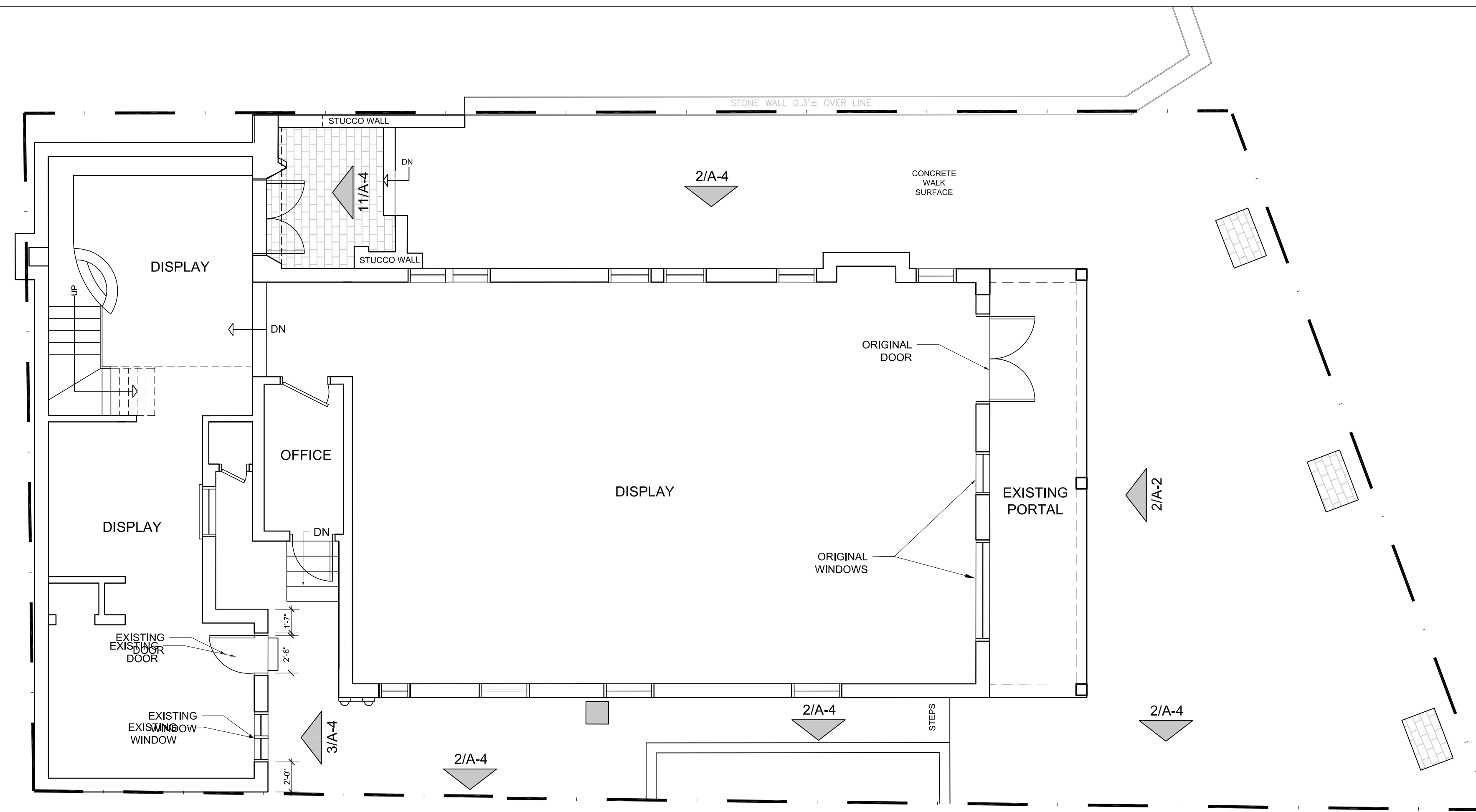


216 OLD SANTA FE TRAIL





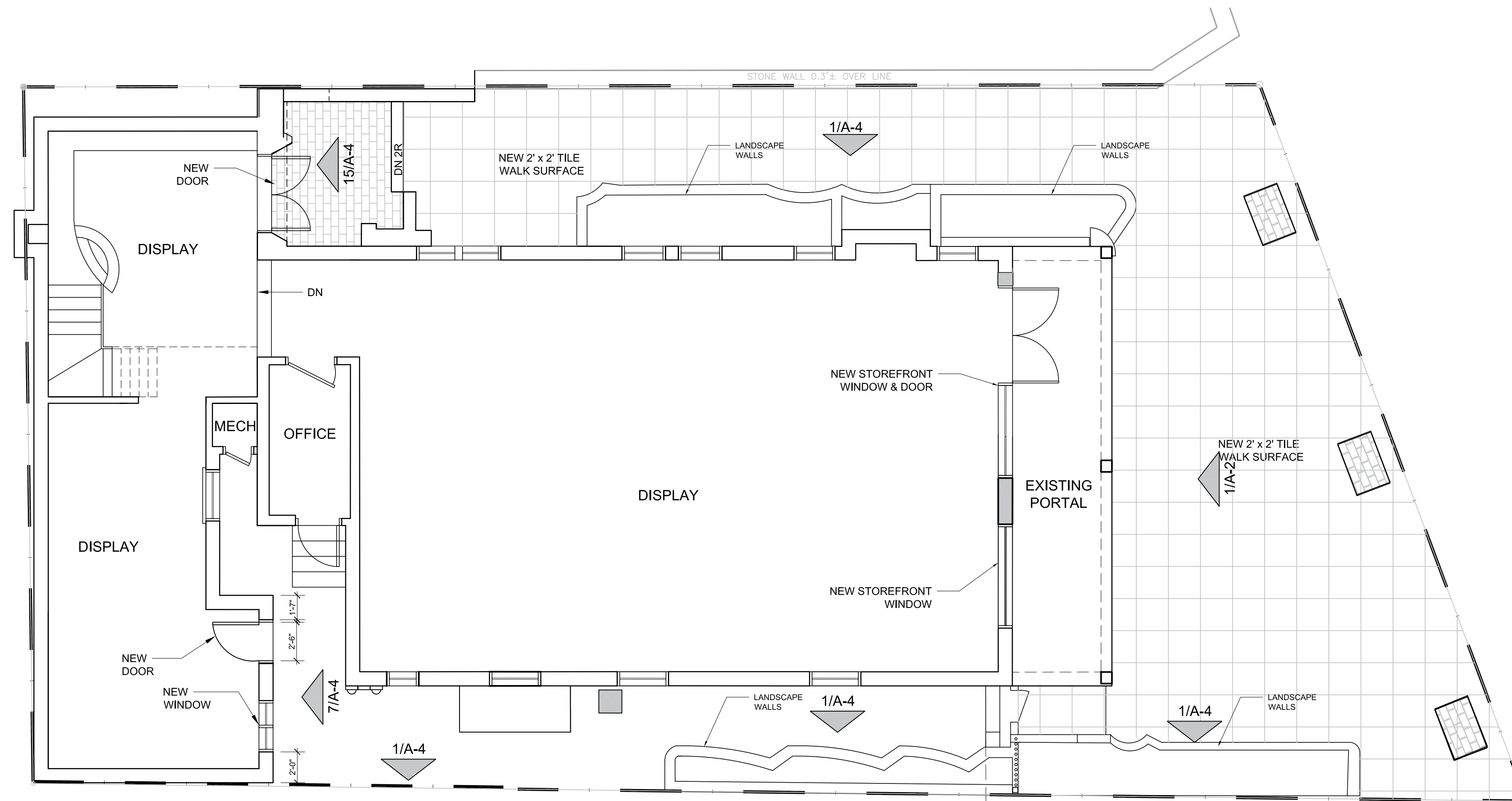
RENOVATIONS
214 OLD SANTA FE TRAIL
SANTA FE, N.M.



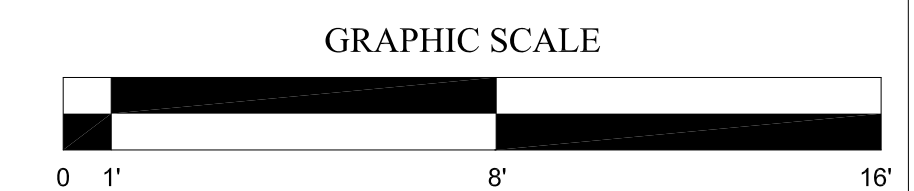
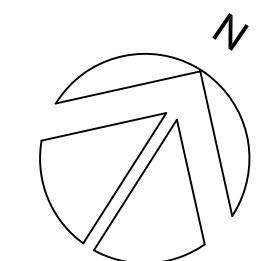
ORIGINAL FIRST FLOOR PLAN

SCALE: $\frac{3}{16}'' = 1'-0''$

9



216 OLD SANTA FE TRAIL
AS - BUILT FIRST FLOOR PLAN



GRAPHIC SCALE

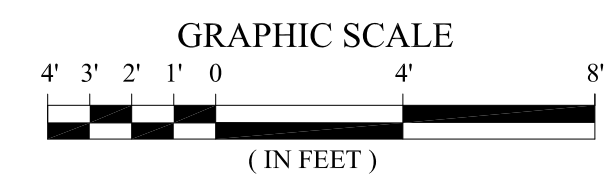
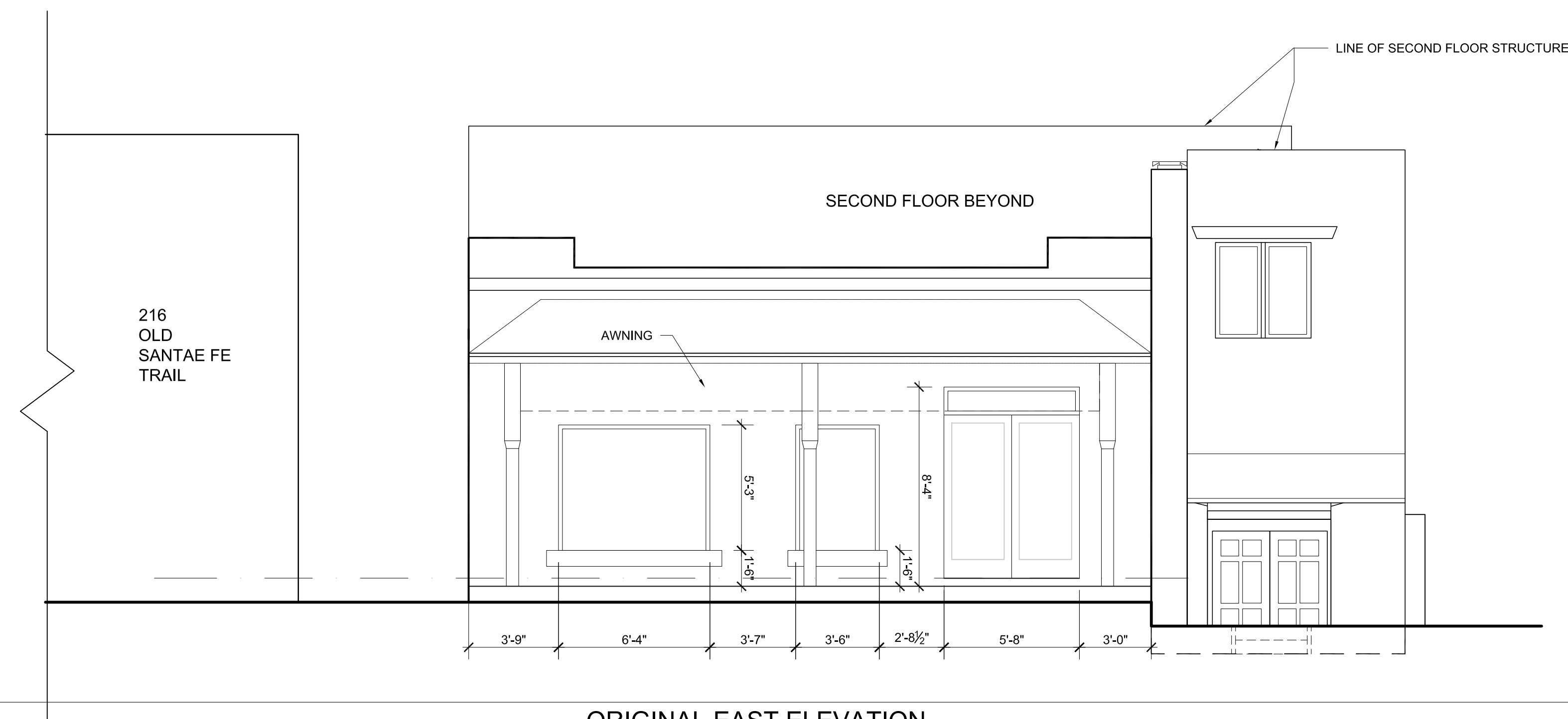
SCALE: $\frac{3}{16}'' = 1'-0''$

1

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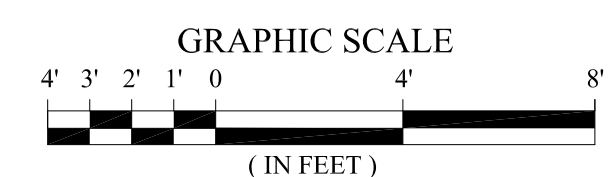
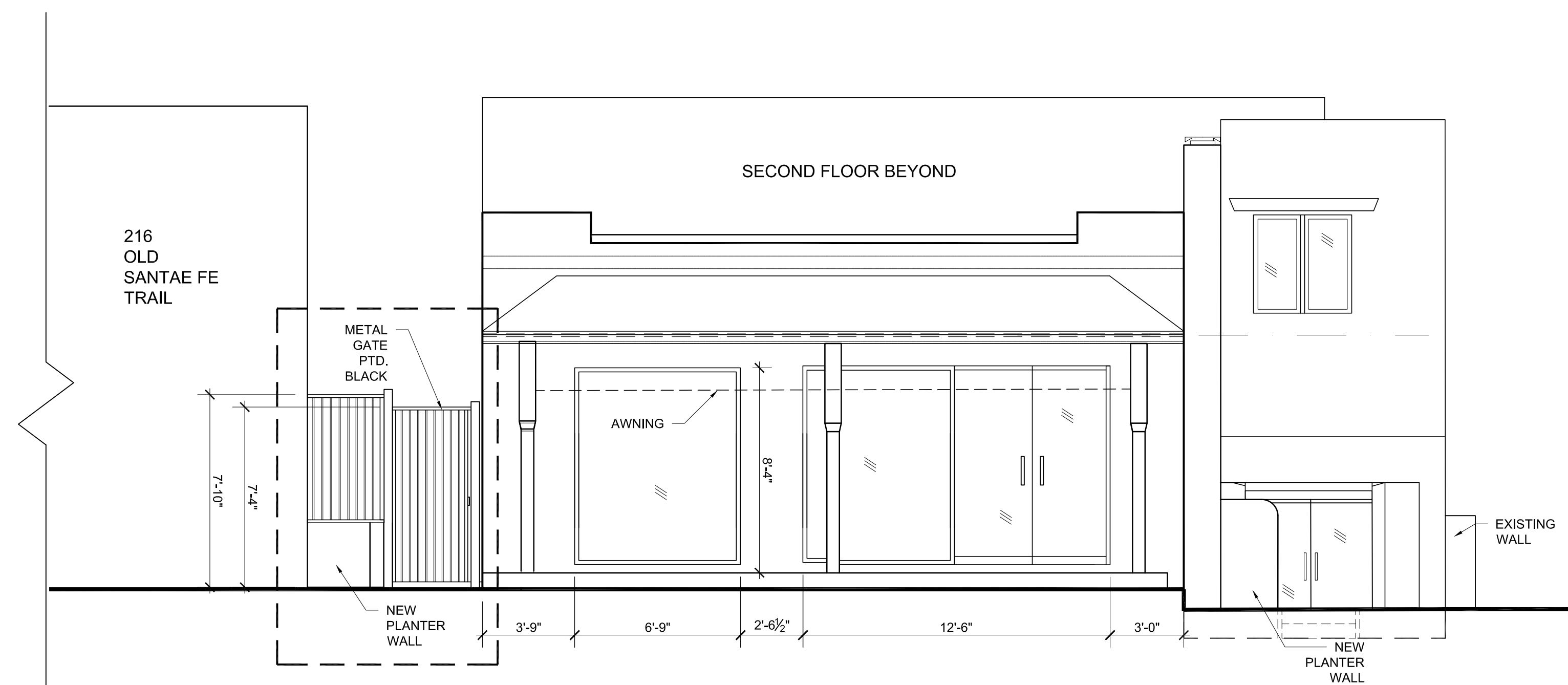
SHEET TITLE:
**ORIGINAL
& AS - BUILT
FIRST
FLOOR PLAN**



ORIGINAL EAST ELEVATION

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

2



AS - BUILT EAST ELEVATION

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

1

PROJECT NO.: 214OSTGALLREV

ISSUE DATE: 02/19/2025

DRAWN BY: RDE

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NO: DATE: DETAIL:

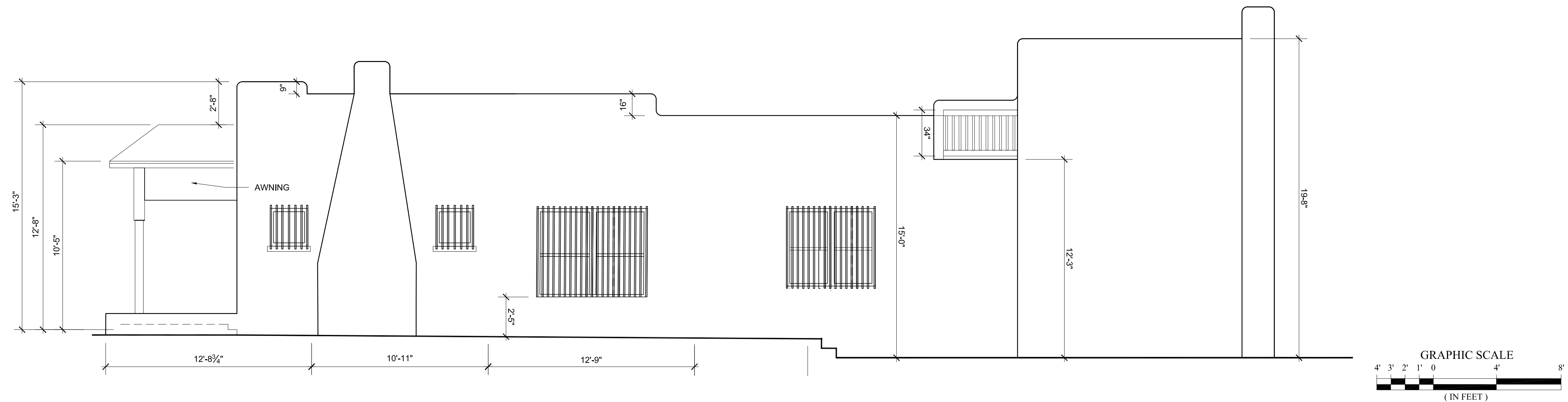
SHEET TITLE:

ORIGINAL &
 AS - BUILT
 CONDITION
 EAST
 ELEVATIONS

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SHEET NO:

A-2



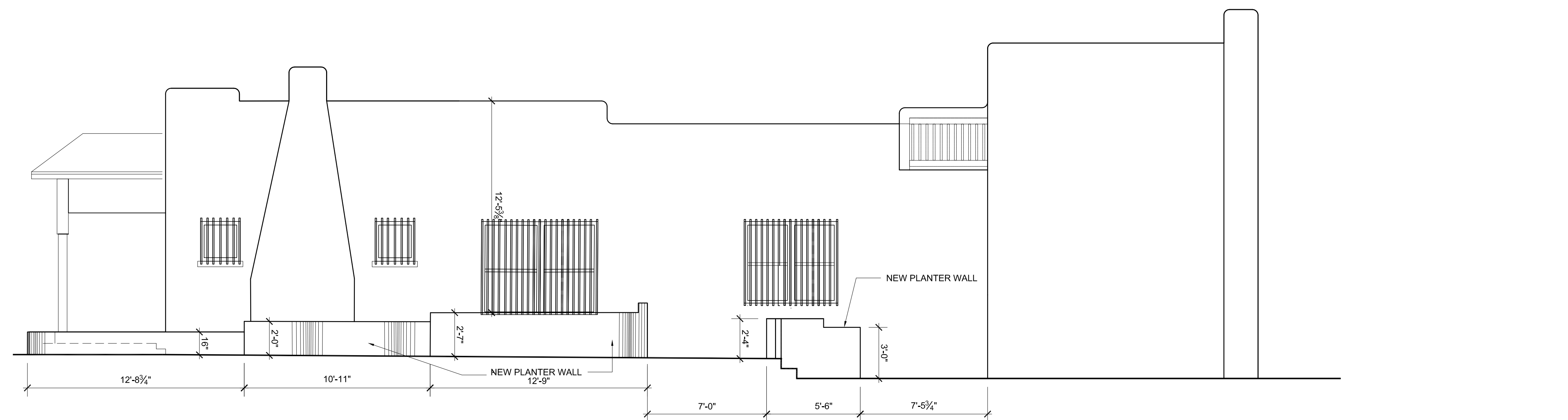
ORIGINAL NORTH ELEVATION

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

2

PROJECT NO.: 2140STGALLREV
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REVISIONS:
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AS - BUILT NORTH ELEVATION

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

1

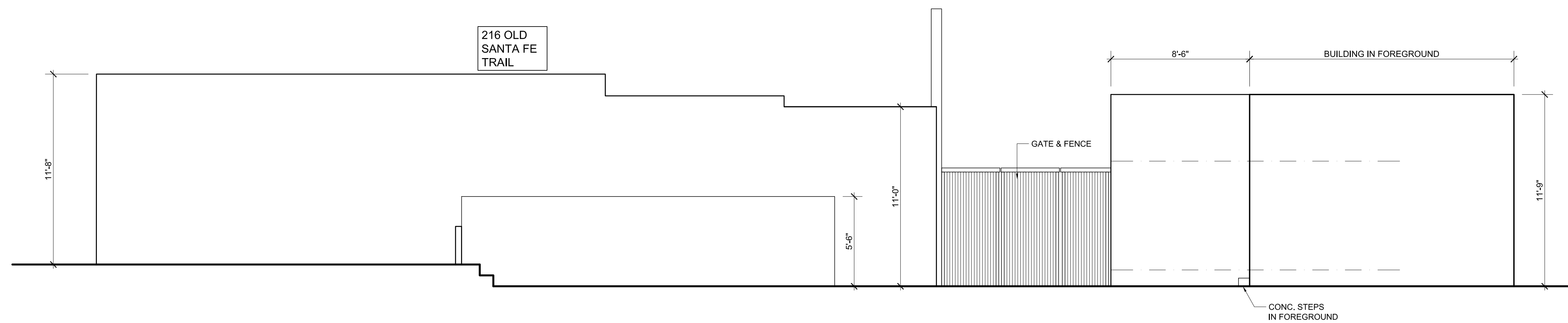
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**ORIGINAL &
 AS - BUILT
 NORTH
 ELEVATIONS**

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SHEET NO:

A-3

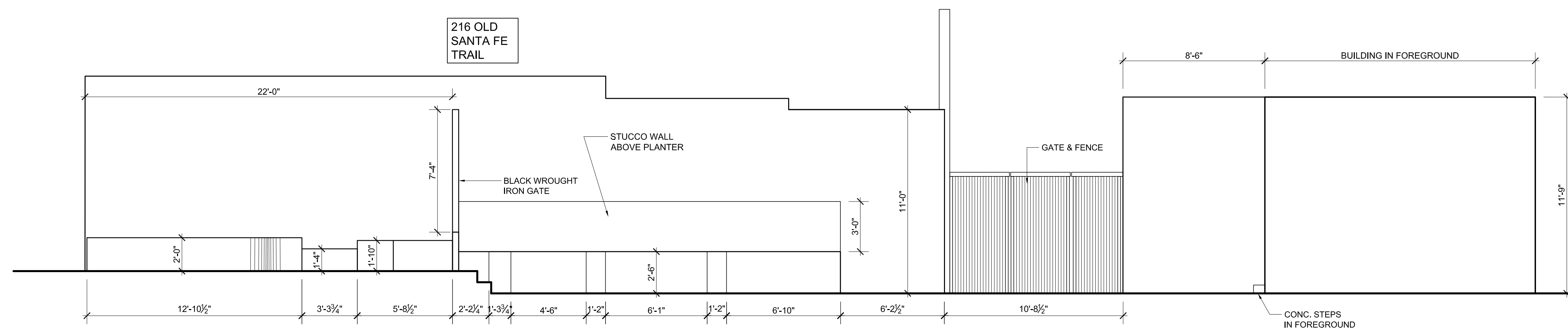
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CHECKED BY:	JAP
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NO:	DATE: DETAIL:



ORIGINAL CONDITION REAR (216) NORTH ELEVATION

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

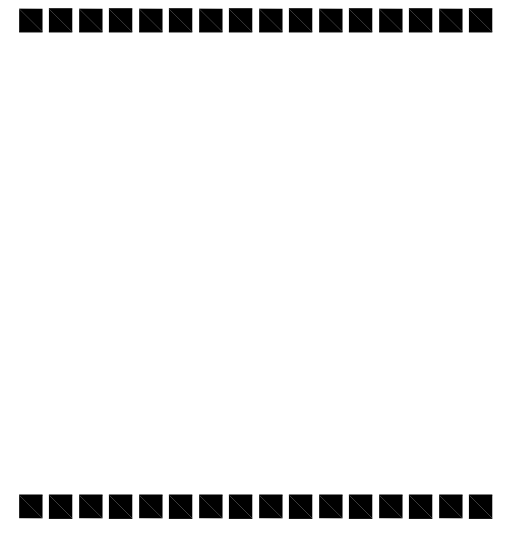
2



AS - BUILT CONDITION REAR (216) NORTH ELEVATION

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

1



RENOVATIONS
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 SANTA FE, N.M.

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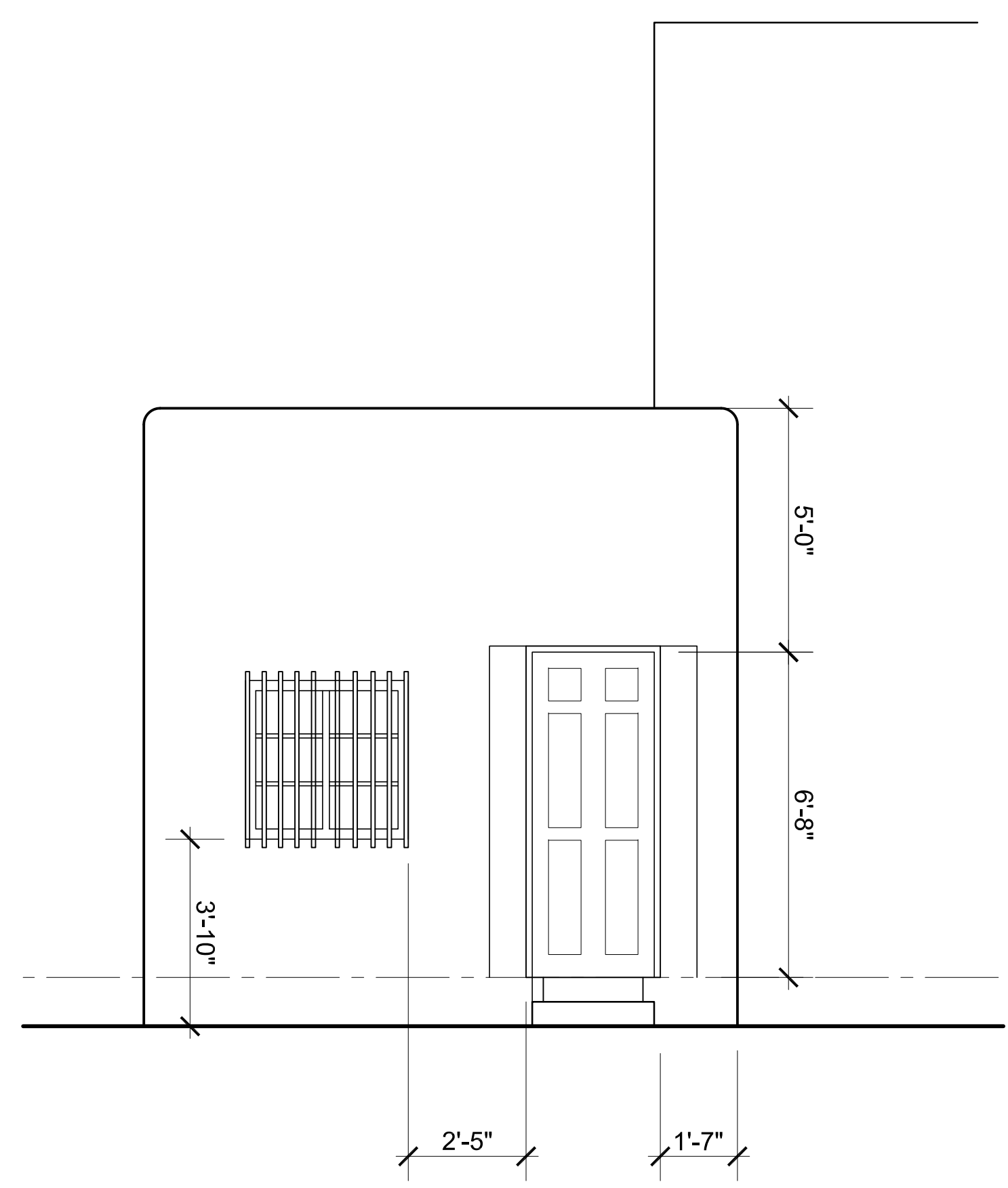
SHEET TITLE:

**ORIGINAL &
 AS-BUILT
 EAST - SOUTH
 SIDE ELEVATIONS**

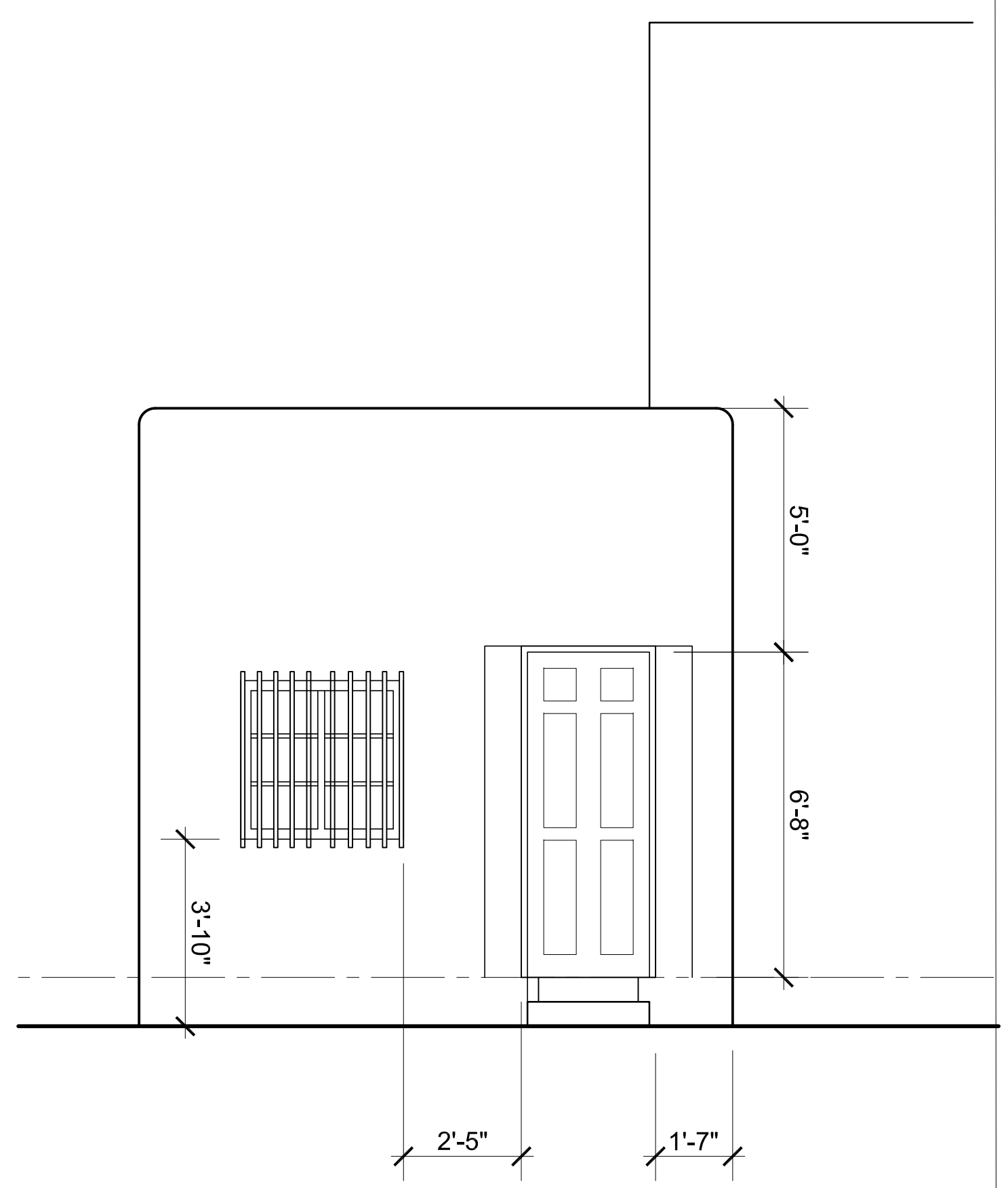
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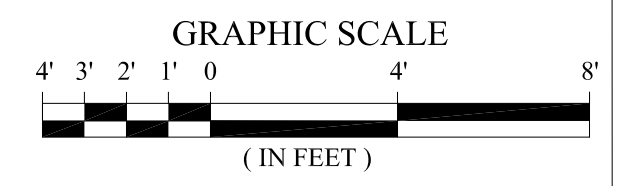
A-5

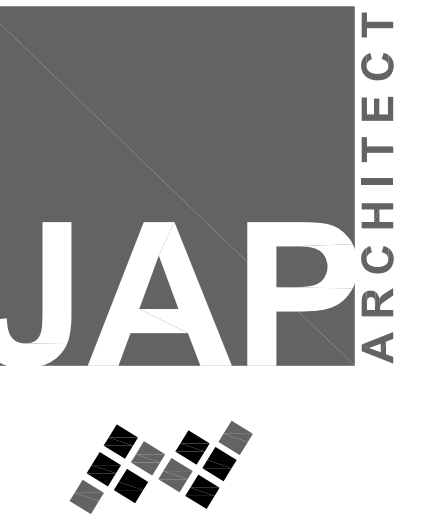


AS - BUILT EAST REAR SOUTH ELEVATION SCALE: $\frac{3}{8}'' = 1'-0''$ 9



ORIGINAL EAST REAR SOUTH ELEVATION SCALE: $\frac{1}{4}'' = 1'-0''$ 5





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SHEET TITLE:

ORIGINAL &
AS-BUILT
EAST - NORTH
SIDE ELEVATIONS

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SHEET NO:

A-6



AS - BUILT EAST REAR NORTH ELEVATION SCALE: 3/8" = 1'-0" 9



ORIGINAL EAST REAR NORTH ELEVATION SCALE: 3/8" = 1'-0" 5

