



September 8, 2025

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

RE: Historic Districts Review Board
Renovations and Additions
126 Camino Santiago

Dear Lani

On behalf of the Owner, whom I am representing before the Historic Preservation Division, we request a review of the proposed renovations and additions to 126 Camino Santiago. This address is Lot #15 of the Plaza Del Monte subdivision and was established by the "Subdivision Survey prepared for Plaza Del Monte, LLC of Tract B on Camino Santiago and Camino Matias", City of Santa Fe, NM, recorded on December 23, 2022. The subdivision survey is included as a part of this application.

At the meeting of the Historic Districts Review Board on May 26, 2024, Case #2023-007680--HDRB 128 Camino Santiago (address update by City of Santa Fe GIS to **126 Camino Santiago**) was reviewed as one building "Contributing Structure" including the yard wall with the North façade given "Primary Façade" designation. The H-Board reviewed the garage and carports with the designation of structures south of the main structure as "Non-Contributing" without any proposed improvements or demolition for the property.

The "Non-Contributing" garage and carport structure has been removed under permit #2024-37011, with the site cleared for the proposed improvements.

My client currently presents the proposed amended improvements for the property designated as 126 Camino Santiago, Lot #15, in the "Subdivision Survey prepared for Plaza Del Monte, LLC of Tract B on Camino Santiago and Camino Matias," City of Santa Fe, NM, recorded on December 23, 2022.

The proposed amended improvements include:

- Removal of the existing front door of the residence and replacement with a new wood door in the existing opening.
- Removal of windows approved to remain on the north side elevation in the primary façade, and replacement of those windows in-kind within the existing openings (exception required Section 14-5.2 (D) (2)).
- Addition of a closet to serve the Master Bedroom along the east elevation, a non-primary façade. The addition will be low-profile and set back 7'-0" from the primary north façade.

- The approved southeast Carport to be substituted by a freestanding 2-Car Garage 992 SF, and built within the required rear and side setbacks and to the approved maximum building height.
- Addition of a new stair and deck area above the south residence portal. This addition is not publicly visible.
- The existing residence roof with minimal insulation cannot meet the 2018 International Energy Conservation Code without adding insulation to meet the current building codes. After review with Historic Preservation and Residential Green Code staff, it was determined that buildings in the historic districts with a designation of "Contributing" are not required to meet the City's or State's 2021 green code requirements. The proposed additions (new construction) will be required to meet the City's and State's 2021 Green Code and the City's HERS and WERS requirements. Meeting the required HERS rating will be compromised as the existing structure will not have the minimum required insulation to meet the 2021 Energy Code requirements.
- The existing residence ceiling heights are 8'-0" with roof deck materials and minimal insulation that cannot meet the 2021 International Energy Conservation Code without adding to the existing roof line to meet the current building codes. Historic Preservation and Residential Green Code staff have determined that buildings in the historic districts with a designation of "Contributing" are not required to meet the City's or State's 2021 green code requirements.

The removal of windows and doors on the north side of a primary façade requires a request for an exception per Section 14-5.2 (D) (5) (a) of the Santa Fe Land Development Code. 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.

- **The removal of windows and doors** on the north side of a primary façade and the **closing of the existing openings** is requested for 128 Camino Santiago, standing as a new single-family residence within the community of Plaza Del Monte. The former designation of this portion of the residence was 126 Camino Santiago, Unit B-1 and B-2.

Criteria for approval:

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

The owner contracted with Ra Patterson in December 2023 to conduct a Window Survey for this project, which is referenced in this request. Specifically, we reference the report that states, "The steel casements are single-glazed. There is not enough shelf area in the steel casements to insert insulated glass into the frames. The single pane and steel casement windows have had a considerable amount of condensation and over time this has caused damage to the wall and interior plaster. Using storm windows with the steel casement s of this style, will not work because the fact is, the steel will condensate and allow the conduction of heat and cold.

The best option for the structure would be to replace the units with a window in like and kind, with dual pane glass to cut down the condensation and preserve the structure."

The proposed alterations will not damage the character of the district; they will enhance the streetscape by establishing a single-family residential appearance for the north façade. The existing façade appears as a duplex apartment, a multi-unit structure that is not in keeping with the single-family nature of the existing streetscape in the Plaza Del Monte Subdivision. This request, when approved, will work to move this residence into greater harmony with the subdivision's single-family character.

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

The proposed alterations will provide the Owner with a designated "Front Door" and a more substantial front single-family residence elevation for the renovated structure. It will modify this residence to be more in harmony with the subdivision's single-family nature, rather than its multi-unit apartment appearance. The replacement of the windows in-kind will allow the owner to have more energy-efficient window units on the front façade. In contrast, their replacement in-kind will preserve the original historic nature of the residence without altering the primary façade.

(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 proposed window replacements, in-kind, strengthen the unique, heterogeneous character of the streetscape and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance from Camino Santiago. The existing façade resembles an apartment, a multi-unit structure that is not in keeping with the single-family nature of the existing streetscape in the Plaza Del Monte Subdivision. This request, when approved, will permit the Owner to reside within the historic district and the Plaza Del Monte subdivision. The proposed window treatment will be a more sensitive replacement than what has been approved in the Plaza Del Monte since this case was first reviewed in 2023.

New windows and doors will be a metal-clad exterior finish (Sierra Pacific, or equal) with the primary façade window replacements done in-kind.

The addition to the East façade at 7'-0" from a primary façade requires a request for an exception per Section 14-5.2 (D) (5) (a) of the Santa Fe Land Development Code. 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.

- **The addition of a closet addition** on the east façade that is 7'-0" from the north side of a primary façade and is requested for 126 Camino Santiago, standing as a new single-family residence within the community of Plaza Del Monte. The former designation of this portion of the residence was 126 Camino Santiago Unit B-1 and B-2.

Criteria for approval:

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

The proposed alterations will not damage the character of the district and will provide the owner with the

space needed for the residence. The typical house for the timeframe had minimal closet and storage space, and this residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family. The property will maintain a residential appearance on the north façade. The east façade has limited public visibility, and with the closet set back 7'-0" from the primary façade, and the 13'-0" tall east end wall, public visibility will be significantly restricted.

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

The typical house for the timeframe had minimal closet and storage space, and this residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family. The proposed alterations will provide the Owner with the necessary space for the functions of the residence. The residence will continue to blend in harmony with the subdivision's single-family character.

(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 proposed alterations will not affect the heterogeneous character of the city and the subdivision. The proposed improvements maintain the streetscape's single-family residential appearance from Camino Santiago.

Exceeding the existing historic footprint of the main house by 50% requires a request for an exception per Section 14-5.2 (D) (2) (d) of the Santa Fe Land Development Code. 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.

- **Exceeding the historic footprint of the main house** is requested for 126 Camino Santiago, standing as a new single-family residence within the community of Plaza Del Monte. The Historic Review Board previously approved the request in case 2023-007680-HDRB where the 50% rule was exceeded. This new request is for a minor addition of 594 SF that adds to the amount that exceeds the historic footprint.

Criteria for approval:

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

The proposed alterations will not compromise the character of the district and will provide the owners with a residence and the necessary amenities to reside in the historic district.

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

The proposed alterations will provide the owner with the space needed to occupy the residence. The typical house for the timeframe had minimal garage vehicle storage space and closet and storage space.

This residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family.

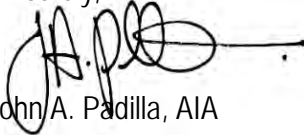
- (iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed alterations strengthen and do not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not damage the streetscape and will maintain a single-family residential appearance from Camino Santiago.

We request that the Historic Districts Review Board (HDRB) determine that the submission meets the district's standards.

Thank you for considering our request, and please let me know if you require any additional information.

Sincerely,

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

John A. Padilla, AIA
Architect

RENOVATION & ADDITION
 126 CAMINO SANTIAGO
 SANTA FE, NM

PROJECT NO.: 126CAMSANT
 ISSUE DATE: 09/09/2025
 DRAWN BY: RDE
 CHECKED BY: JAP

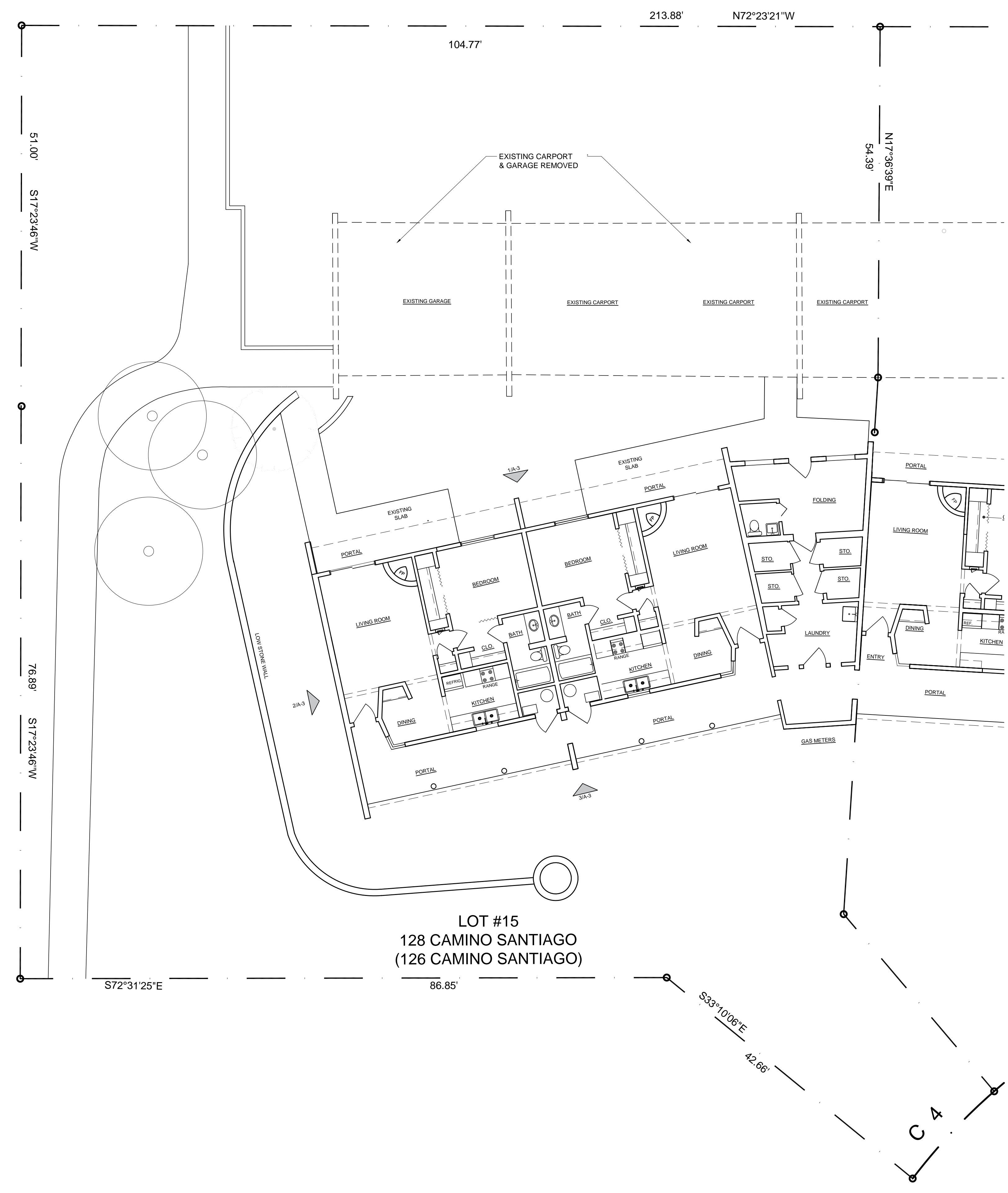
REVISIONS:
 NO: DATE: DETAIL:

SHEET TITLE:

EXISTING
 SITE PLAN

COPYRIGHT 2025
 JOHN A. PADILLA AIA
 SHEET NO:

SP-1



LOT #15
 128 CAMINO SANTIAGO
 (126 CAMINO SANTIAGO)

RENOVATION & ADDITION
126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: 126CAMSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO. DATE: DETAIL:

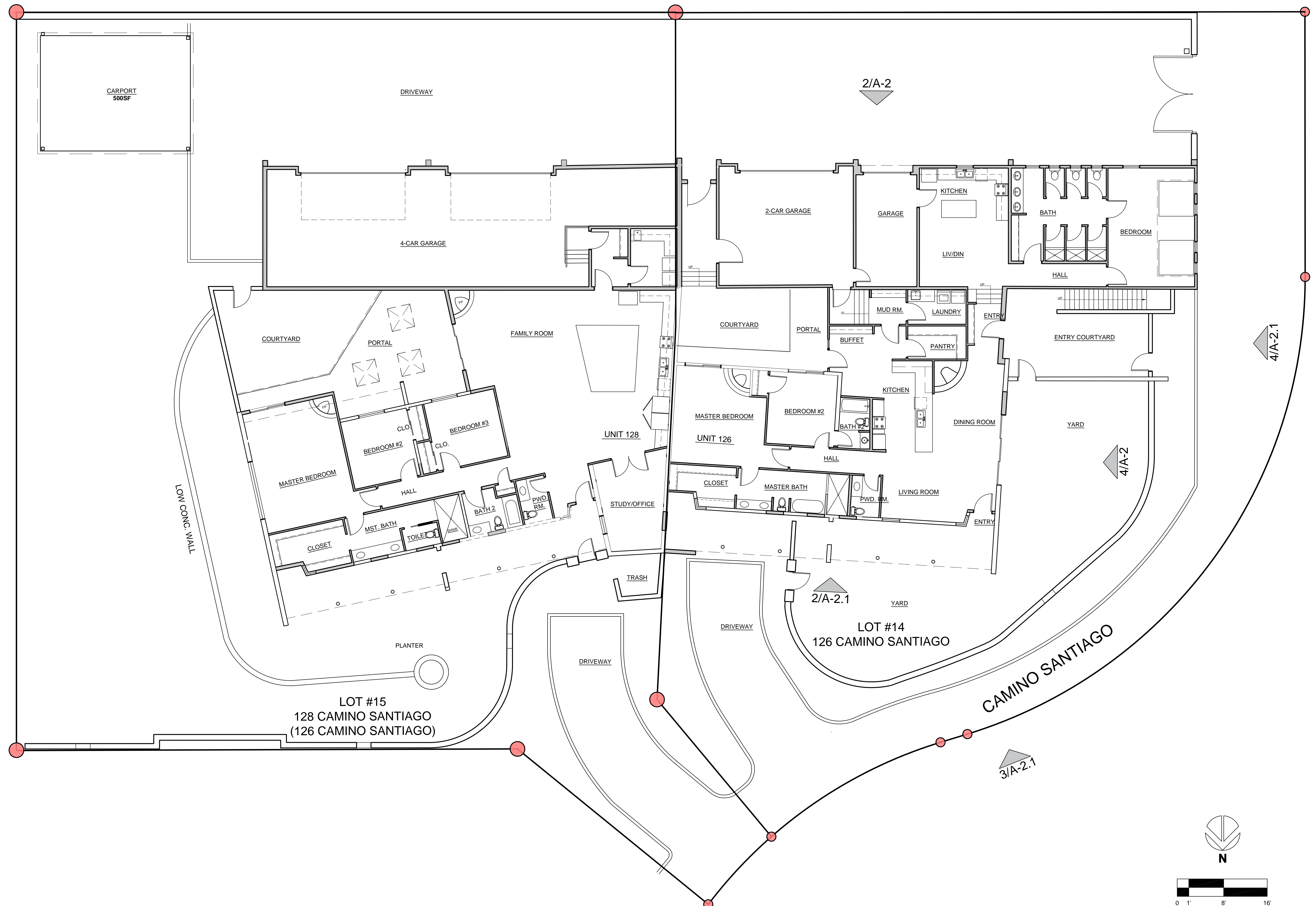
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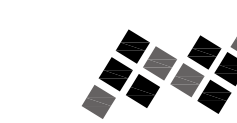
126
CAMINO SANTIAGO
PROPOSED
SITE
PLAN

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SHEET NO.:

SP-1.1





RENOVATION & ADDITION
126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: 126CAMSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING
FLOOR
PLAN

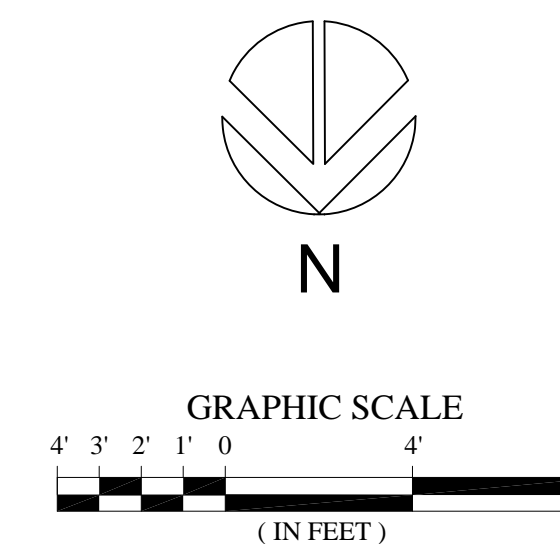
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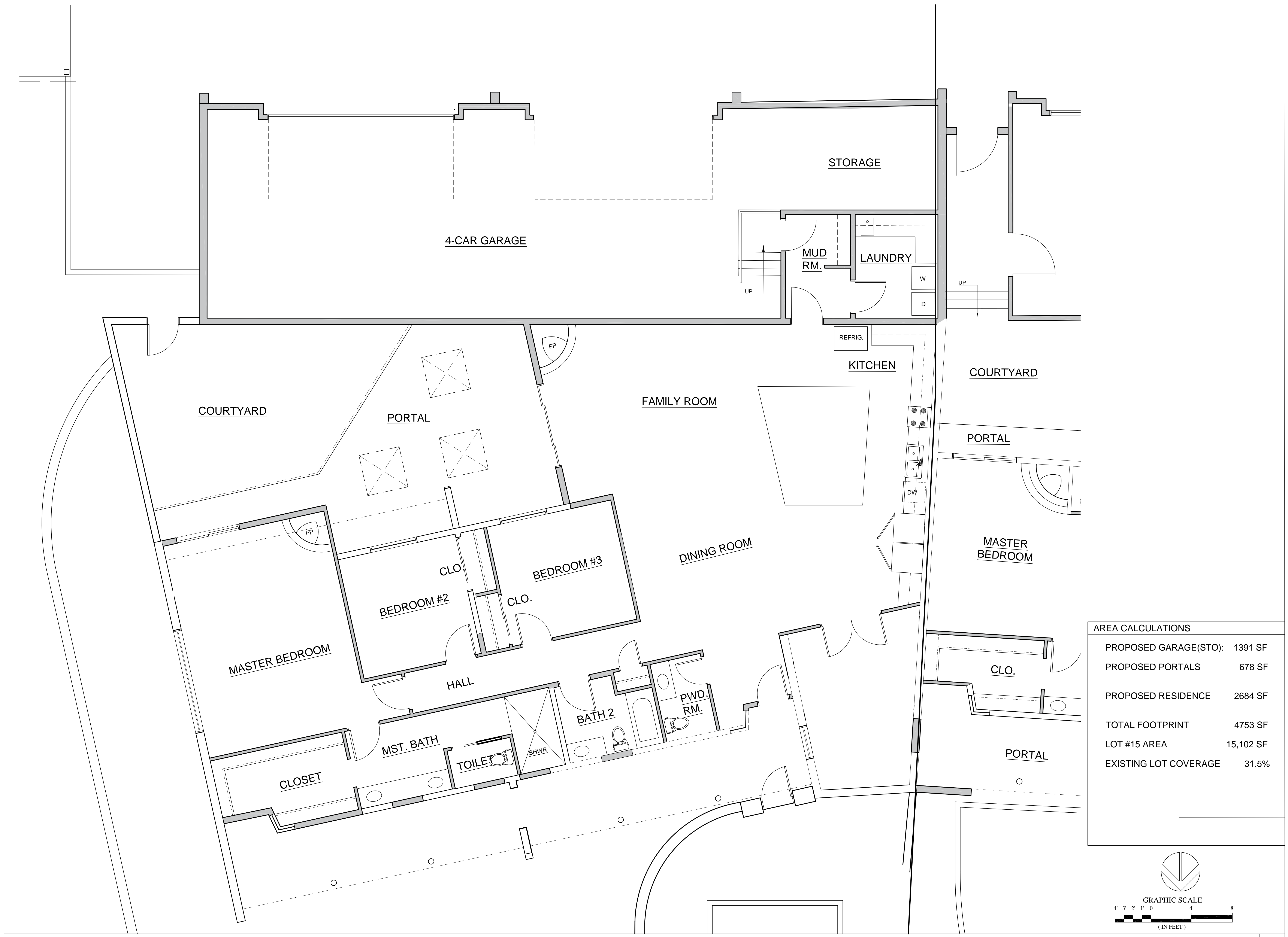
A-1

EXISTING GARAGE & CARPORT
REMOVED ON PERMIT 2024-37011

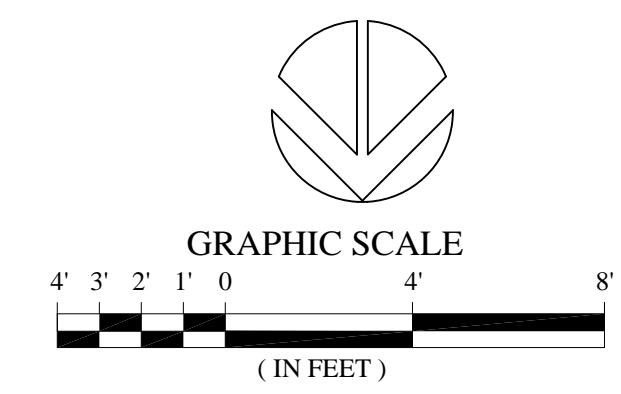
AREA CALCULATIONS	
EXISTING CARPORT:	1914 SF
EXISTING RESIDENCE:	2085 SF
TOTAL FOOTPRINT	3999 SF
LOT #14 AREA	14,126 SF
EXISTING LOT COVERAGE	28.3%

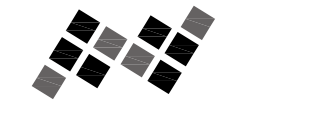


EXISTING FLOOR PLAN



AREA CALCULATIONS	
PROPOSED GARAGE(STO):	1391 SF
PROPOSED PORTALS	678 SF
PROPOSED RESIDENCE	2684 SF
TOTAL FOOTPRINT	4753 SF
LOT #15 AREA	15,102 SF
EXISTING LOT COVERAGE	31.5%





RENOVATION & ADDITION
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SANTA FE, NM

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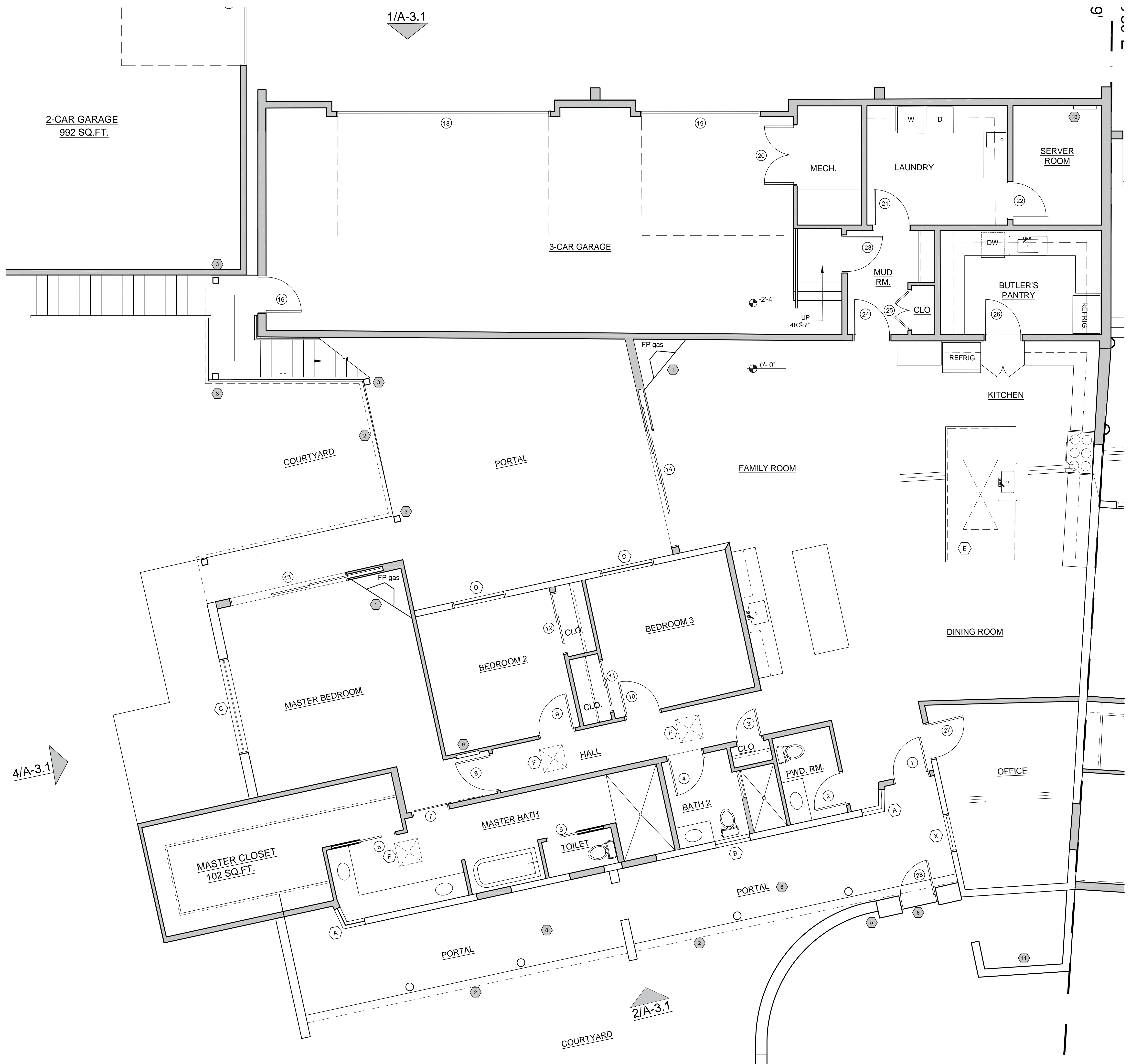
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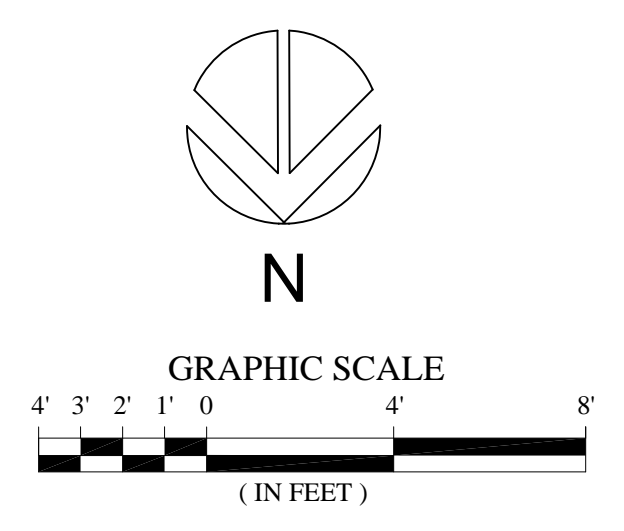
PROPOSED FLOOR PLAN

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SHEET NO:

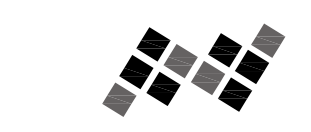
A-1.2



126 PROPOSED FLOOR PLAN



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



RENOVATION & ADDITION
126 CAMINO SANTIAGO
SANTA FE, NM



PROJECT NO.: 126CAMSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

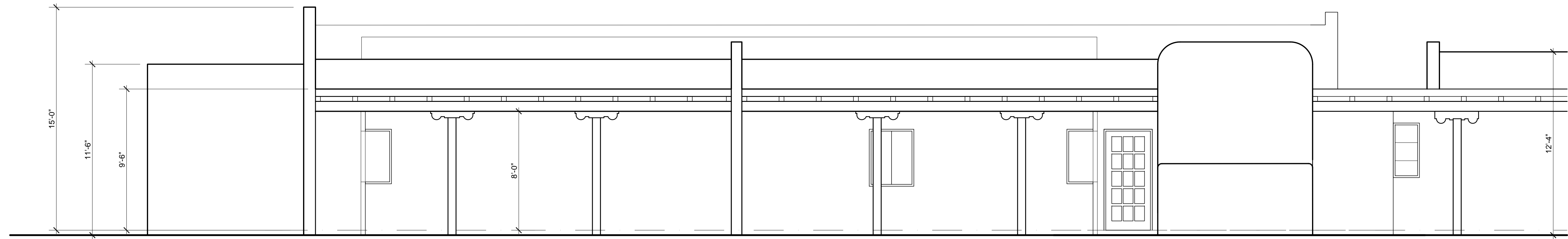


REVISIONS:
NO: DATE: DETAIL:



SHEET TITLE:
126
CAMINO SANTIAGO
PROPOSED
NORTH
ELEVATIONS

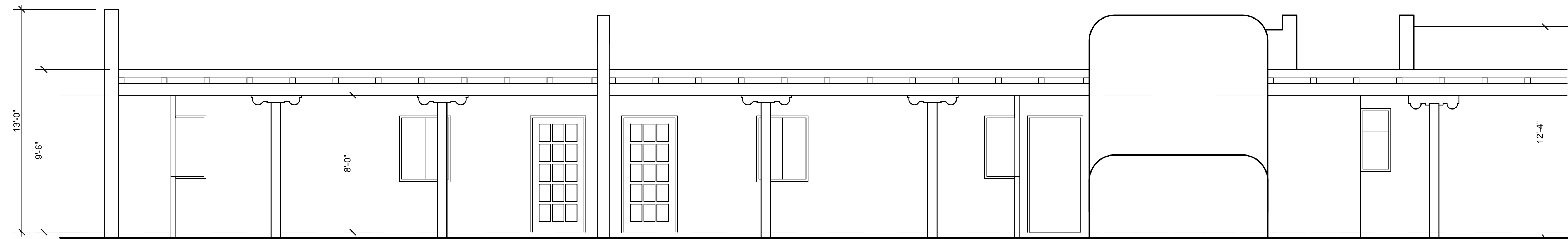
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SHEET NO:



PROPOSED NORTH ELEVATION - NO YARD WALL

SCALE: $\frac{1}{4}'' = 1'-0''$

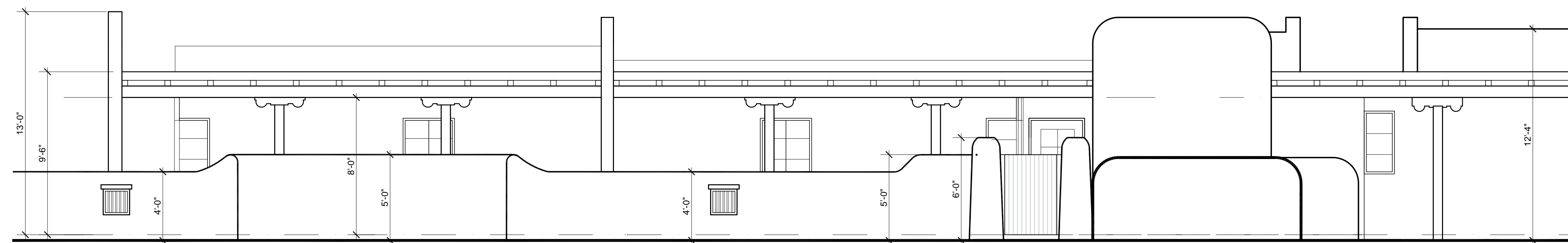
4



PREVIOUSLY APPROVED PROPOSED NORTH ELEVATION - (NO YARD WALL)

SCALE: $\frac{1}{4}'' = 1'-0''$

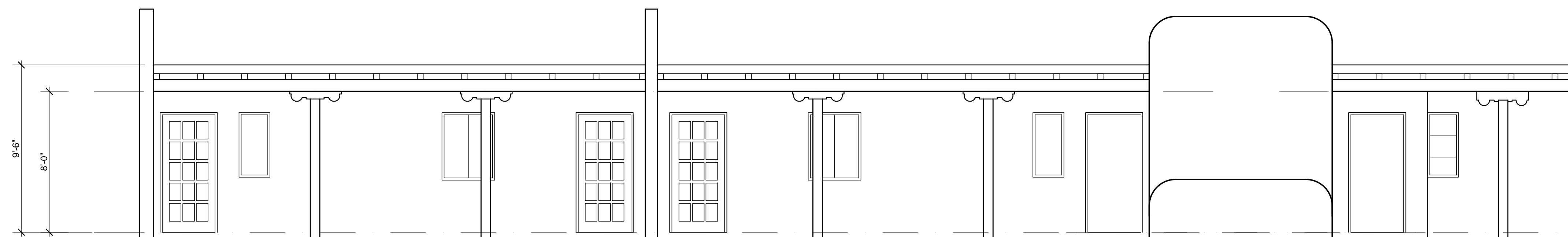
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PREVIOUSLY APPROVED PROPOSED NORTH ELEVATION - OUTSIDE YARD WALL

SCALE: $\frac{1}{4}'' = 1'-0''$

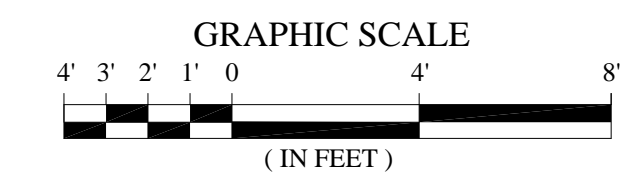
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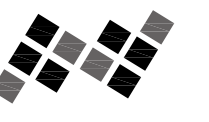
EXISTING NORTH ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

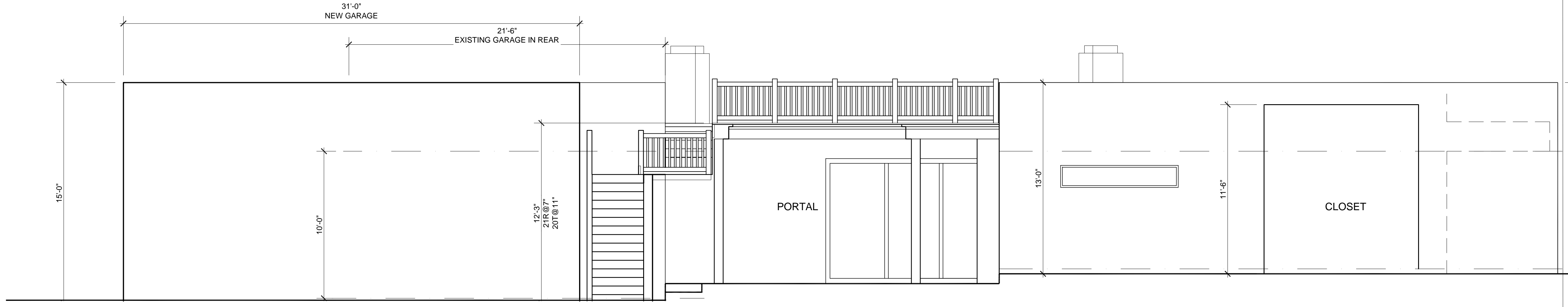
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ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE



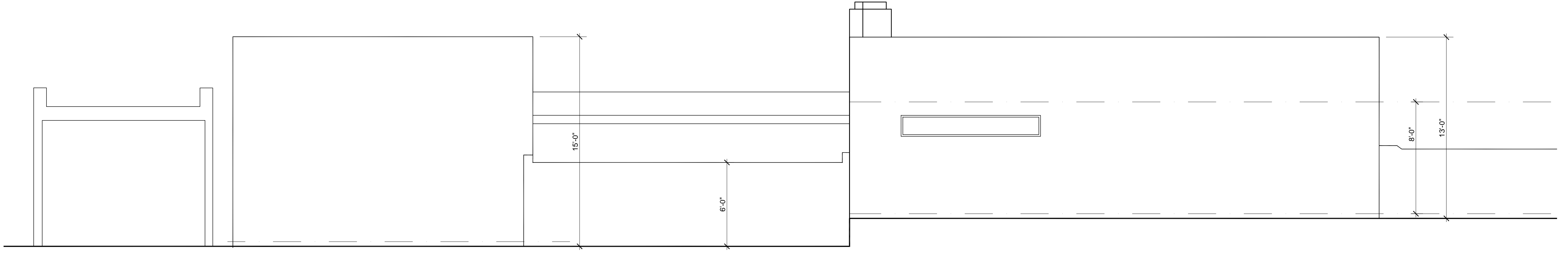
RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE, N.M.



PROPOSED EAST ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

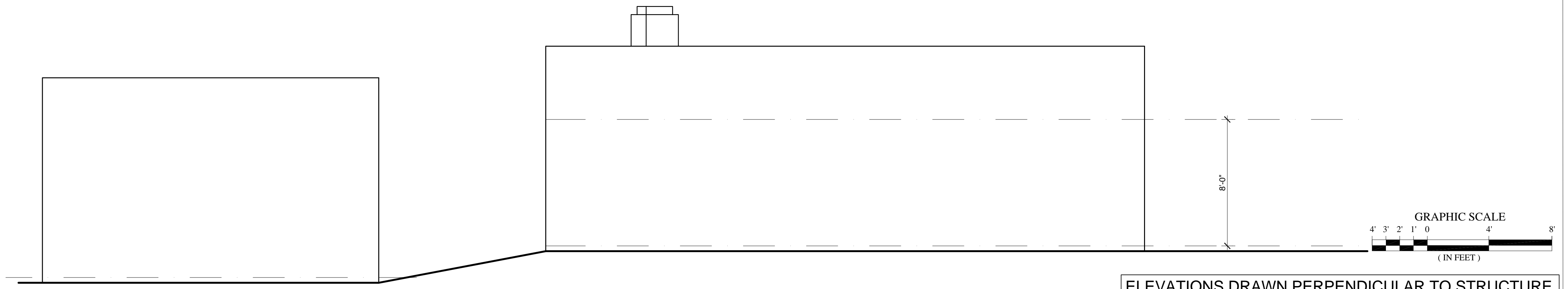
3



PREVIOUSLY APPROVED PROPOSED EAST ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

2



EXISTING EAST ELEVATION

SCALE: $\frac{1}{4}'' = 1'-0''$

1

ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

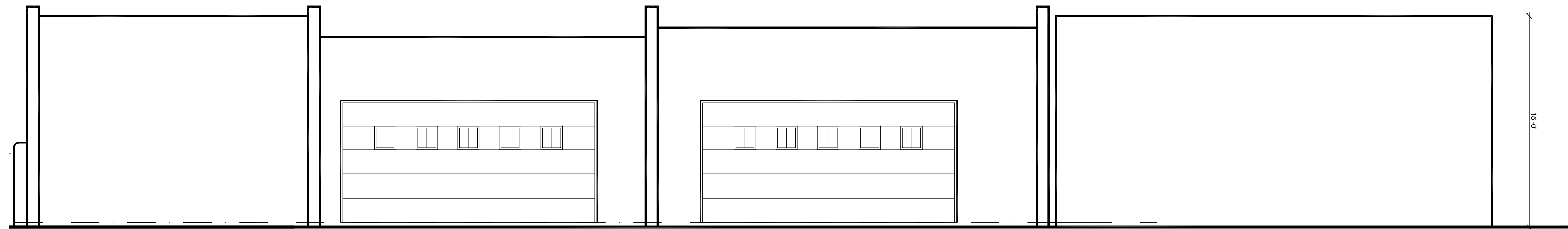
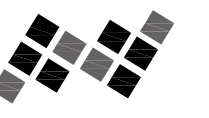
PROJECT NO.: CAMINOSANT
ISSUE DATE: 09/09/2025
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CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:
126 CAMINO SANTIAGO
EAST ELEVATIONS

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SHEET NO:

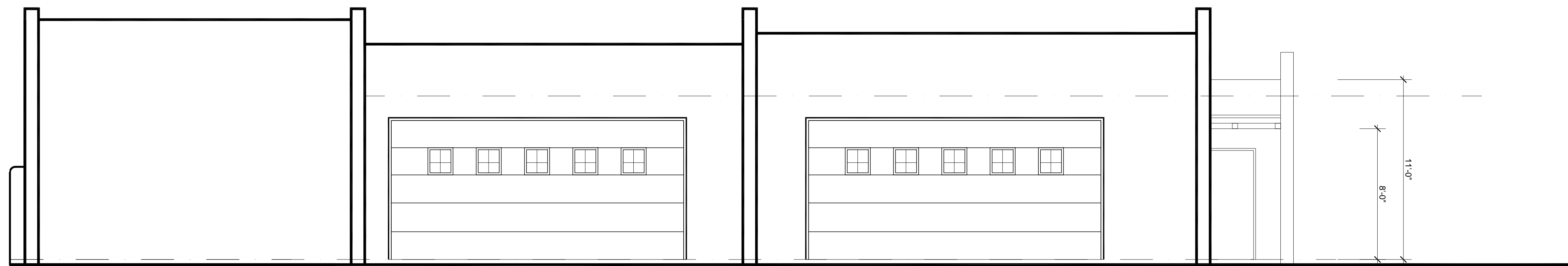
A-2.1



PROPOSED SOUTH ELEVATION

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

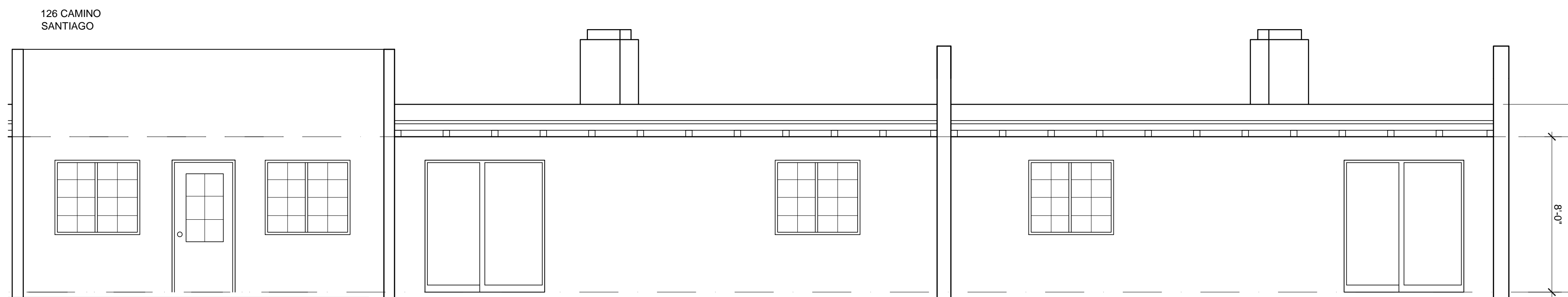
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PREVIOUSLY APPROVED PROPOSED SOUTH ELEVATION

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

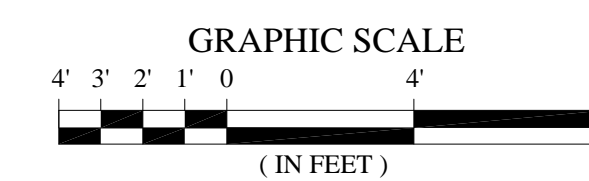
2



EXISTING SOUTH ELEVATION

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

1



ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

PROJECT NO.: 126CAMSANT
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SHEET TITLE:
126
CAMINO SANTIAGO
SOUTH
ELEVATIONS

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SHEET NO:

A-2.2