



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT 2023-007680-HDRB. 128 Camino Santiago. Downtown & Eastside Historic District.

DESC: Contributing. John Padilla, agent for Onesimo Vigil, owner, proposes to construct 2,142 sq. ft. of additions to a height of 13'-0" where the maximum allowable is 13'-3" and yard walls to the maximum allowable height of 6'0". Exceptions are requested to 14-5.2 (D)(5)(a) for removal of historic doors and windows and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.

CASE NUMBER: 2023-007680--HDRB

PROJECT TYPE: Remodel

LOCATION: 128 CAMINO SANTIAGO
Santa Fe, NM 87501

CONTACTS: Property Owner Onesimo Vigil 128 CAMINO SANTIAGO
Santa Fe, NM 87501

Applicant J O H N P A D I L L A P O B O X 22986
ARCHITECT SANTA FE, NM 87502

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Mar 26, 2024. The decision of the Board was to Approve the application as submitted noting that the exception criteria have been met with the conditions that:

1. the north elevation existing steel casement windows that are being retained be repaired rather than replaced,
2. the existing wood entry door be repaired and reused,
3. the windows and doors throughout the project be compatible with the original historic windows with the same lite pattern, thin mutins, and thin frames and be sympathetic to the existing doors and windows,
4. the garage and bunkhouse structure be reduced in height a minimum of 1' with a preference being 1½' and 2' to be more in scale with the historic part of the building,
5. the southern property yard wall and gate in the motor court be lowered to 5'0" in height and pilasters, modulations, and offsets be incorporated in the design as required by the fence and yardwall guidelines,
6. the front yard wall on the east and north retain the multiple height design but the heights be lowered to 3½' and 4½', and
7. the applicant shall update the drawings and submit window selections to the staff for final approval.

For further information please call 505-955-6605.

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Sincerely,



Lani McCulley

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Land Use Department | Historic Preservation Division

Plan Number: 2023-007680--HDRB

Project Description: 2023-007680-HDRB. 128 Camino Santiago. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Onesimo Vigil, owner, proposes to construct 2,142 sq. ft. of additions to a height of 13'-0" where the maximum allowable is 13'-3" and yard walls to the maximum allowable height of 6'0". Exceptions are requested to 14-5.2 (D)(5)(a) for removal of historic doors and windows and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.

Project Location(s): 128 CAMINO SANTIAGO
Santa Fe, NM 87501

Contacts:

Applicant: JOHN PADILLA ARCHITECT
PO BOX 22986
SANTA FE, NM 87502

japadillaarchitect@gmail.com

Property Owner: Onesimo Vigil
128 CAMINO SANTIAGO
Santa Fe, NM 87501

Historic District: HD: Downtown And Eastside

Historic Building Status:

Non-Statused: Non-Contributing: Contributing: True Significant/Landmark:

Primary Elevations:

Publicly Visible Facade-East:

Publicly Visible Facade-North:

Publicly Visible Facade-South:

Publicly Visible Facade-West: No

Historic District Inventory Number:

Year of Construction: circa 1967

Project Type: Remodel

Historic Building Name: Plaza del Monte Compound

City of Santa Fe, New Mexico

memo

DATE: March 26, 2024
TO: Historic Districts Review Board Members
FROM: Lani McCulley, Senior Planner, Historic Preservation Division

2023-007680-HDRB. 128 Camino Santiago. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Onesimo Vigil, owner, proposes to construct 2,142 sq. ft. of additions to a height of 13'-0" where the maximum allowable is 13'-3" and yard walls to the maximum allowable height of 6'0". Exceptions are requested to 14-5.2 (D)(5)(a) for removal of historic doors and windows and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: [bldg. height, Plaza del Monte Evaluation]

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: [Subdivision plat]

STAFF RECOMMENDATION:

Staff finds that all exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

Compound History:

Plaza del Monte, formerly the Plaza del Monte Retirement Center, is an approximately six-acre subdivision that is "L" shape and is bounded by Bishops Lodge Road on the east and Old Taos

Highway on the west. The development has two roads, Camino Santiago and Camino Matias. While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church starting in the late 1950s until 1977. The earliest plans by Clark and Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, when Philippe Register took over the project in the 1960s, his designs evolved into a contemporary flat-roof structure with the use of canales, viga-roof portales, and carport elements. In the mid-1960s Camino Santiago was extended and development of the western end of the development began. This is when Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once fully developed the compound consisted of 25 single family residences and 3 quad apartment structures. The apartments include the structures at 105, 125, and 126 Camino Santiago.

The Plaza del Monte landscape includes retaining walls, constructed of formed concrete or concrete and stone. The walls were built over several phases and the dates of construction are between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. Few of them rise above grade but some of the lots do have above-ground property line walls which are constructed of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units. The retaining walls vary in height from 8” up to 38” though most are 20” in height. No property has front yard fencing. All fencing is a minimum of 10’ from the front property line. Those properties who have rear yard fencing the height is generally 5’-0”. Fences built on top of retaining walls or perimeter fences tend to be at 6’-0”. There are two sections of retaining wall with fencing that reaches 8’-0” between the compound and neighboring lots.



Figure 1. Plaza del Monte. 128 Camino Santiago is in the lower left corner of the property.

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. In 2018, under case H-17-098B the residence and garage structures were requested to be demolished. Due to the contributing status of the residence and a lack of exception criteria, the residence demolition was denied. The garages were approved for demolition, but the owner at the time did not proceed with the demolition. Prior to this there are no known cases for the property.

Property Summary:

The residence at 128 Camino Santiago was constructed as part of the Plaza del Monte compound in 1966 and is listed as contributing to the Downtown and Eastside Historic District with the north elevation listed as the primary façade. Previously, the property was a 4,673 sq. ft. fourplex-family residence with a laundry room. It has now been divided into two individual residential structures as part of a subdivision that was created in 2022. The residence now addressed as 128 Camino Santiago is the eastern side of the previous four-plex and is 2,588 sq. ft. The property also has low yard wall constructed of rock that is listed as contributing.

The quad apartment block at 128 Camino Santiago was designed with room block massing at the center of to act as a hood over the laundry and raised triangular party walls divide the sections and bookend the building and a viga portal was tacked on to the front façade. The layout is unique to the Plaza del Monte development because the other apartment structures have room block massing at the ends of the structure.



Figure 2: Comparison of 126 Camino Santiago (left) and 125 Camino Santiago (right).

The rock wall at 128 Camino Santiago is erected next to a concrete walkway and is approximately 32" measured from the sidewalk to the top of wall. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo. The short wall is capped with puddled concrete. The wall runs along the east of the structure to the north and turns to the west along the north of the residence.

In February 2023, under case 2024-007794-HDRB the applicant was approved to demolish the garage and carport structure to the south of the residence.

Now, the applicant proposes the following exterior alterations:

South Elevation:

1. A 1,391 sq. ft. garage/storage structure to replace the previously demolished structure on the south of the property.
2. A 949 sq. ft. addition to the rear of the residence that will connect the residence to the garage structure. An exception to Section 14-5.2(D)(2)(d) for the 50% footprint rule for the total of 2,340 sq. ft. of additions is requested.
3. Construct a 200 sq. ft. freestanding carport to the east and south of the garage structure.
4. Demolish the yard walls to the south of the existing residence.
5. Install a 5'-0" high yard wall to the east to connect the garage structure to the residence and create a courtyard.
6. Construct a 5'-0" yard wall along the eastern side of the garage to connect to the western corner of the carport.
7. Construct a 6'-0" yard wall at the southern property line.

East Elevation:

8. Install a window where one does not currently exist in the eastern elevation of the structure.
9. Construct a 427 sq. ft. portal in the courtyard.

North Elevation:

10. Replace corner windows and entrance door in-kind within the existing openings. An exception to Section 14-5.2(D)(5)(b) to remove historic materials is requested.
11. Infill windows and apartment and mechanical access doors, an exception to Section 14-5.2(D)(5)(a) to alter openings on a primary façade of a contributing building is requested.
12. Construct a yard wall varying in height from 4'-0" to 5'-0" with 6'-0" high round conical pilasters on either side of the 5'-0" pedestrian gate and windows.

The applicant presented the initial design of this application on February 13, 2024. The HDRB requested a redesign of the additions and yard walls noting that the yard walls should be lower or have fenestration so that the primary façade would not be blocked, should not connect to the primary façade, and be less foreboding, that there should be a visual separation between the house and the garage, and that the overall south elevation of the garage be more sympathetic to the contributing structure.

The applicant has made design changes to follow the directions from the previous hearing. These changes include:

South Elevation:

Designed garages with varying heights for each section to break up the parapet line.

Designed the garage with party walls to break up the singular parapet and mimic the party walls of the residence.

Set the garage doors further back in the door opening to create a shadowing effect.

Yardalls:

Lowered the yard walls from 6'-0" to varying heights from 4'-0" to 5'-0".

Removed the square pilasters to soften the flow of the wall.

Designed the pilasters at the gate to be rounded conical at 6'-0".

The yard wall has window openings with wood slates.

Summary of square footage:

Existing roofed area including portals: 2588 sq. ft.

Proposed additions: 785 sq. ft.

Proposed attached garage: 1391 sq. ft.

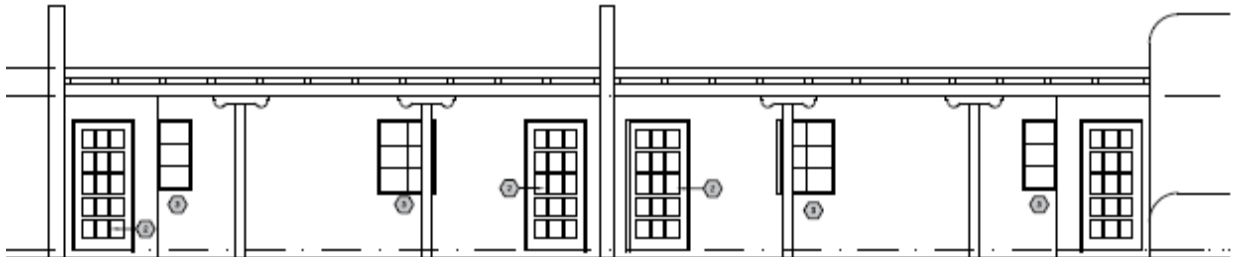
Proposed portal: 427 sq. ft.

Total additions: 2,603 sq. ft. or 100.5% of the existing historic footprint for this address

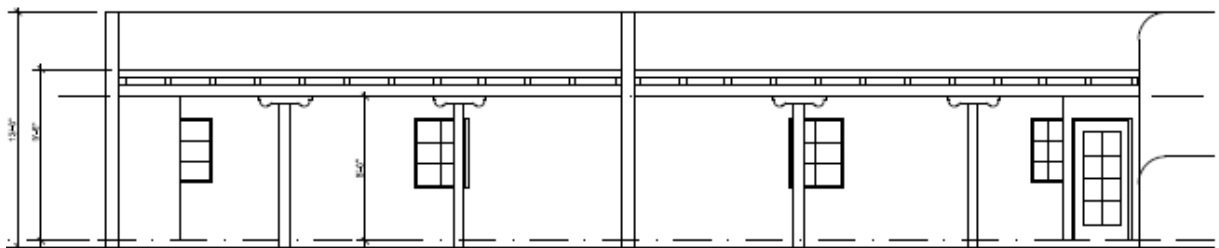
EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(5)(a): The applicant requests an exception to alter openings on a primary façade by infilling windows and doors.

Existing:



Proposed:



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

Applicant Response: 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 an apartment, a multi-unit structure not in keeping with the single-family nature of the existing streetscape of the Plaza Del Monte Subdivision. This request, when approved, will work to move this residence to be more in harmony with the subdivision's single-family nature.

Staff Response: Staff agrees that this residential structure, which is one of the three located in the Plaza del Monte compound, has changed use from a multi-family unit to a single-family unit and this makes the need for the multiple entries obsolete. The overall design of the structure is not being altered so it will not damage the character of the district or neighborhood to alter the fenestrations to meet the current use of the structure.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The proposed alterations will provide the Owner with a designated “Front Door” a stronger front single-family residence elevation for the renovated structure. It will move this residence to be more in harmony with the subdivision's single-family nature and not the multi-unit apartment appearance.

Staff Response: Staff agrees that this residential structure, which is one of the three located in the Plaza del Monte compound, has changed use from a multi-family unit to a single-family unit and this makes the need for the multiple entries obsolete. The overall design of the structure is not being altered so making it more compatible with the current use will prevent complications for the family that lives in it.

(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*

Applicant Response: The proposed alterations strengthen the unique heterogeneous character of the city and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance from Camino Santiago. The existing façade appears as an apartment, a multi-unit structure not in keeping with the single-family nature of the existing streetscape of the Plaza Del Monte Subdivision. This request, when approved, will allow the Owner to reside within this historic district, and in the Plaza Del Monte subdivision.

Staff Response: Staff agrees that as a single-family unit the single door and other opening changes are compatible with the design options for the interior remodel of the structure and blend in with the rest of the compound. The applicant did consider closing off the unnecessary openings on the interior only of the structure; however, this did not accomplish removal of confusion for what constitutes as the entrance to the single-family residence.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(2)(d): The applicant requests an exception to exceed 50% of the historic footprint.

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

Applicant Response: The open-air carports and the deteriorating garage do nothing to strengthen the existing streetscape of the Plaza Del Monte Subdivision. Their demolition with the proposed renovations, alterations, and additions will not damage the character of the district. These improvements work to enhance the streetscape by strengthening the single-family nature of this building. This request, when approved, will work to move this residence to be more in harmony with the subdivision's single-family nature.

Staff Response: Staff agree that the additional square footage will not damage the character of the district. The new structure will be in the same location and the same square footage as the existing one. Therefore, the overall change is the minimal addition to the residence that will connect to the carport/garage structure which effectively minimizes the appearance of the overall non-contributing square footage.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The open-air carports and the deteriorating garage are not safe structures as noted in the Structural Engineers report. The proposed addition of a new Garage building will ensure the safety of the owners and guests on the property. It will also strengthen the single-family nature of this property to not appear as a multi-unit apartment project.

Staff Response: Staff agree that the additional square footage will help prevent hardship to the homeowner. The existing carport/garage structure is non-contributing. The new structure will be in the same location and the same square footage as the existing one. This new structure is necessary for continued parking on the property. Connecting the residence to the carport/garage structure prevents exterior pedestrian access during extreme weather so this would prevent a hardship for aging residents.

(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*

Applicant Response: The proposed renovations, alterations, and additions work to strengthen the unique heterogeneous character of the city and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance. This request, when approved, will allow the Owner to reside within this historic district, and in the Plaza Del Monte subdivision.

Staff Response: Staff agree that the additional square footage strengthens the heterogeneous character of the City and the Downtown & Eastside Historic District. The new carport/garage structure will be in the same location and the same square footage as the existing one. This new structure is necessary for continued parking on the property. Connecting the residence to the carport/garage structure prevents exterior pedestrian stair access during extreme weather so this would prevent a hardship for younger and aging residents making it possible for extended families to reside in the district.

RELEVANT CODE CITATIONS:

14-5.2(A)(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and preservation of historical areas and buildings;
- (b) The continued construction of buildings in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

Windows & Doors:

14-5.2(D)(5) Windows, Doors, and Other Architectural Features

- (a) For all facades of significant and landmark structures and for the primary facades of contributing structures:
 - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
 - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.
- (b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

Additions exceeding 50% of the original footprint:

14-5.2(D) General Design Standards for All H Districts

- (2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except

to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

- (b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- (e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
- (e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under

- portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

WALL AND FENCE GUIDELINES SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structures(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and niches at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (e.g. cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)

Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or step back.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

Plaza del Monte: — Perimeter Heights
 R = Retaining
 F = Fence





Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

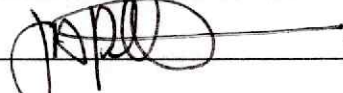
To Be Completed By Applicant:		Site Address:
Date Submitted: 12/04/27.		128 Camino Santiago.
Property Owner of Record: Onesimo Vigil.		Proposed Construction Description:
Applicant/Agent Name: JOHN A. PADILLA.		Renovation & Additions.
Contact Person Phone Number: () - 5056601682		TOTAL ROOF AREA: 4,011 SF.
Zoning District: R-29		Lot Coverage: 31.5 %
Overlay:	<input type="checkbox"/> Escarpment	<input type="checkbox"/> Open Space Required: NA
	<input type="checkbox"/> Flood Zone*	
	<input checked="" type="checkbox"/> Other: Historic DT&E	Setbacks:
Submittals Reviewed with PZR:		Proposed Front: 21'-6" Minimum: 7'
<input type="checkbox"/> Legal Lot of Record	<input type="checkbox"/> Development Plan	<input type="checkbox"/> 2 nd Front?
<input type="checkbox"/> Existing Site Plan	<input type="checkbox"/> Proposed Site Plan	Proposed Rear: 26'-8" Minimum: 10'
	<input type="checkbox"/> Building Plans	Proposed Sides: 30'-8" - 43'-0" R - Minimum: 5'
	<input type="checkbox"/> Elevations	Height: Proposed 15'-0"
Supplemental Zoning Submittals Required for Building Permit:		Maximum Height: 12'-5" or 13'-10"
<input type="checkbox"/> Zero Lot Line Affidavit	NA.	<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance
Access and Visibility:	<input type="checkbox"/> Arterial or Collector**	<input type="checkbox"/> Regulated by Escarpment District
	<input type="checkbox"/> Visibility Triangle Required	
Use of Structure:	<input checked="" type="checkbox"/> Residential	Parking Spaces:
	<input type="checkbox"/> Commercial Type of Use:	Proposed: 6 Accessible -
Terrain:	<input type="checkbox"/> 30% slopes - NA.	Minimum: 3
		Bicycle Parking**:
		Proposed: NA Minimum: _____
		** Commercial Requirement

* Requires an additional review conducted by Technical Review Division.
 ** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

JOHN A. PADILLA. [OWNER APPLICANT AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE:  DATE: 12/04/27, 01/10/24

To Be Completed By City Staff:

Additional Agency Review if Applicable:

Escarpment Approval by _____ Date: ___/___/___

Flood Plain Approval by _____ Date: ___/___/___

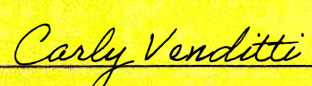
Traffic Engineering Approval by _____ Date: ___/___/___

Notes: _____

Zoning Approval:

Preliminary Approval with conditions Rejected

Comments/Conditions: Legal lot of record provided. Unit requires 2 off street parking and one space for guest parking according to plat, six provided.

REVIEWER: Carly Venditti  DATE: 1/16/24



February 26, 2024

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

RE: Historic Districts Review Board
Revised submission post H-Board review
128 Camino Santiago

Dear Lani

On behalf of the Owner, who I am representing before the Historic Preservation Division we request a review of the proposed plan revisions for renovations and additions to 128 Camino Santiago. The revisions are in response to the review and comments from the H-Board at the hearing for this case on February 13, 2024.

The proposed improvements are responding to:

- A recommendation that the Yard Walls be re-designed to be more responsive to the overall design of the building and to work with the vernacular of the subdivision and its streetscape. The yard walls should be more organic and allow the façade to read by a variation in heights along the length of the wall.
- A recommendation that the proposed additions work better to integrate with the existing structure and allow the existing structure to read from the streetscape.
- A recommendation that the garage elevations (south elevation) better articulate the composition of the façade and introduce elements that reflect the historic nature of the south garage/carport design.
- A recommendation that the top of parapets along the south elevation of the garages have a change in elevation to prevent a non-historic parapet line.

The plan revisions include a more organic line for the yard walls with a variation in height to allow for the primary façade to read better from the streetscape.

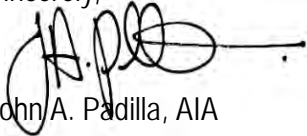
Plan revisions have been introduced to allow for the historical element to read prominent of the new elements of the plan.

The south elevation of the garages sees the introduction of a vertical element that reflects the original building design for the walls that serve as separations for the original building units. The parapets have been set at varying heights to provide a break-up of their lines along the south façade.

We desire to have the Historic Districts Review Board reconsider our submission with the changes implemented in response to their comments for the February 13, 2024, case review.

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.A. Padilla', with a horizontal line extending to the right.

John A. Padilla, AIA
Architect

Responding to your questions on the areas for 126 Camino Santiago here are the totals for your review.

128 Camino Santiago

EXISTING CARPORT:	1550 SF
EXISTING RESIDENCE:	<u>2588 SF</u>
TOTAL FOOTPRINT:	4138 SF

PROPOSED GARAGE & STO:	1391 SF
PROPOSED PORTALS:	427 SF
PROPOSED ADDITION:	785 SF
EXISTING RESIDENCE:	<u>2296 SF</u>

TOTAL FOOTPRINT:	4899 SF
-------------------------	----------------

LOT 14 AREA:	15,102 SF
EXISTING LOT COVERAGE:	32.4%

RENOVATION & ADDITION

128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 02/26/2024
DRAWN BY: RDE
CHECKED BY: JAP

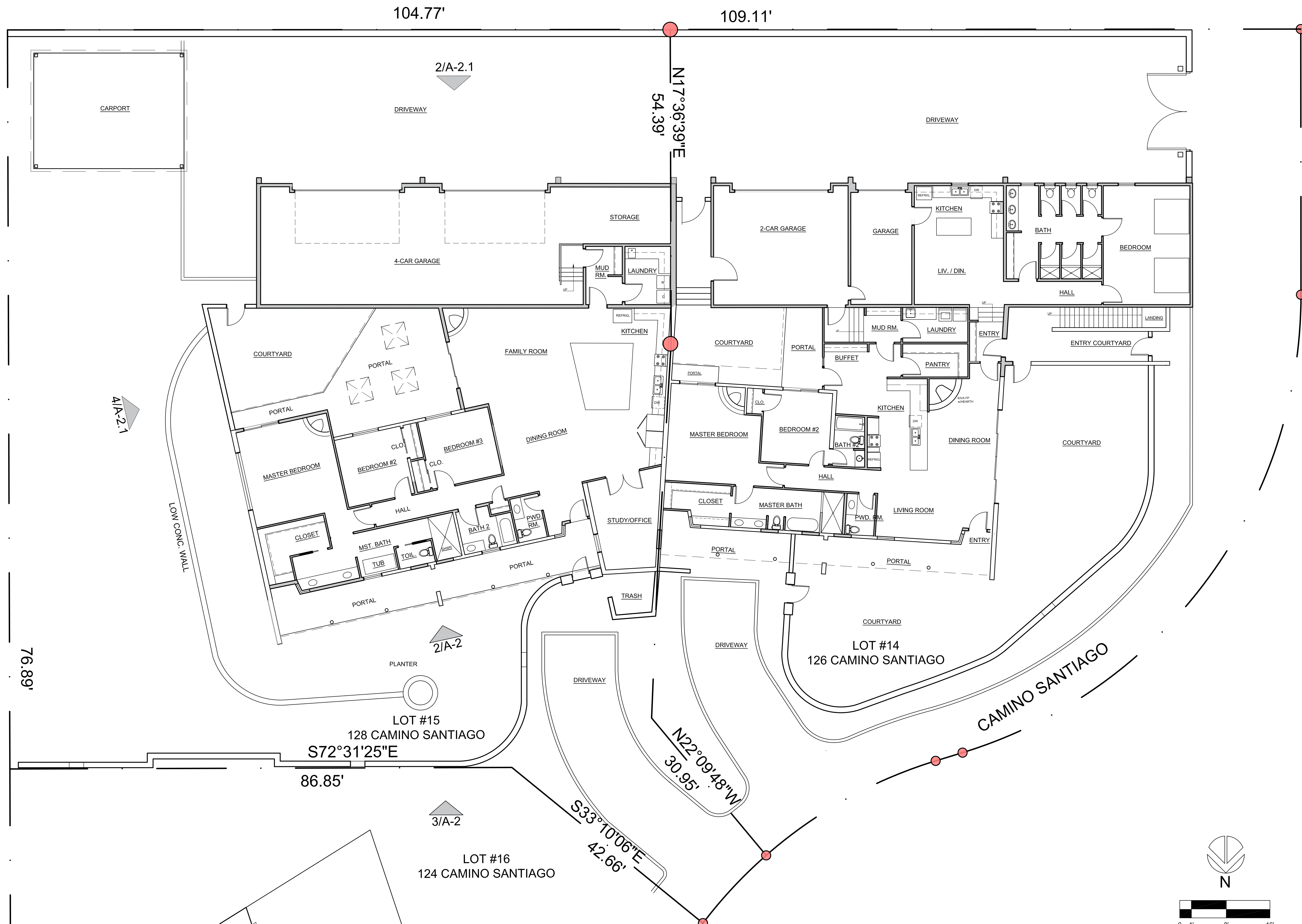
REVISIONS:
NO. DATE: DETAIL:

SHEET TITLE:

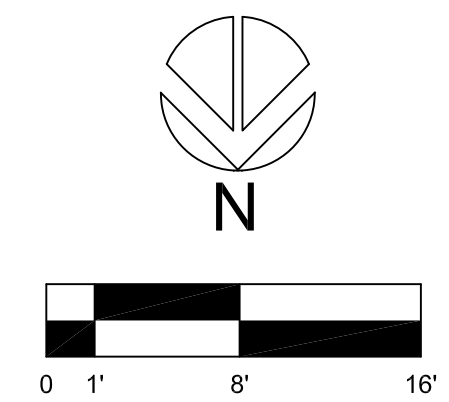
128
CAMINO SANTIAGO
PROPOSED
SITE
PLAN

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JOHN A. PADILLA AIA
SHEET NO:

SP-2



PROPOSED SITE PLAN



SCALE: 1/8" = 1'-0"

RENOVATION & ADDITION

128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 02/26/2024
DRAWN BY: RDE
CHECKED BY: JAP

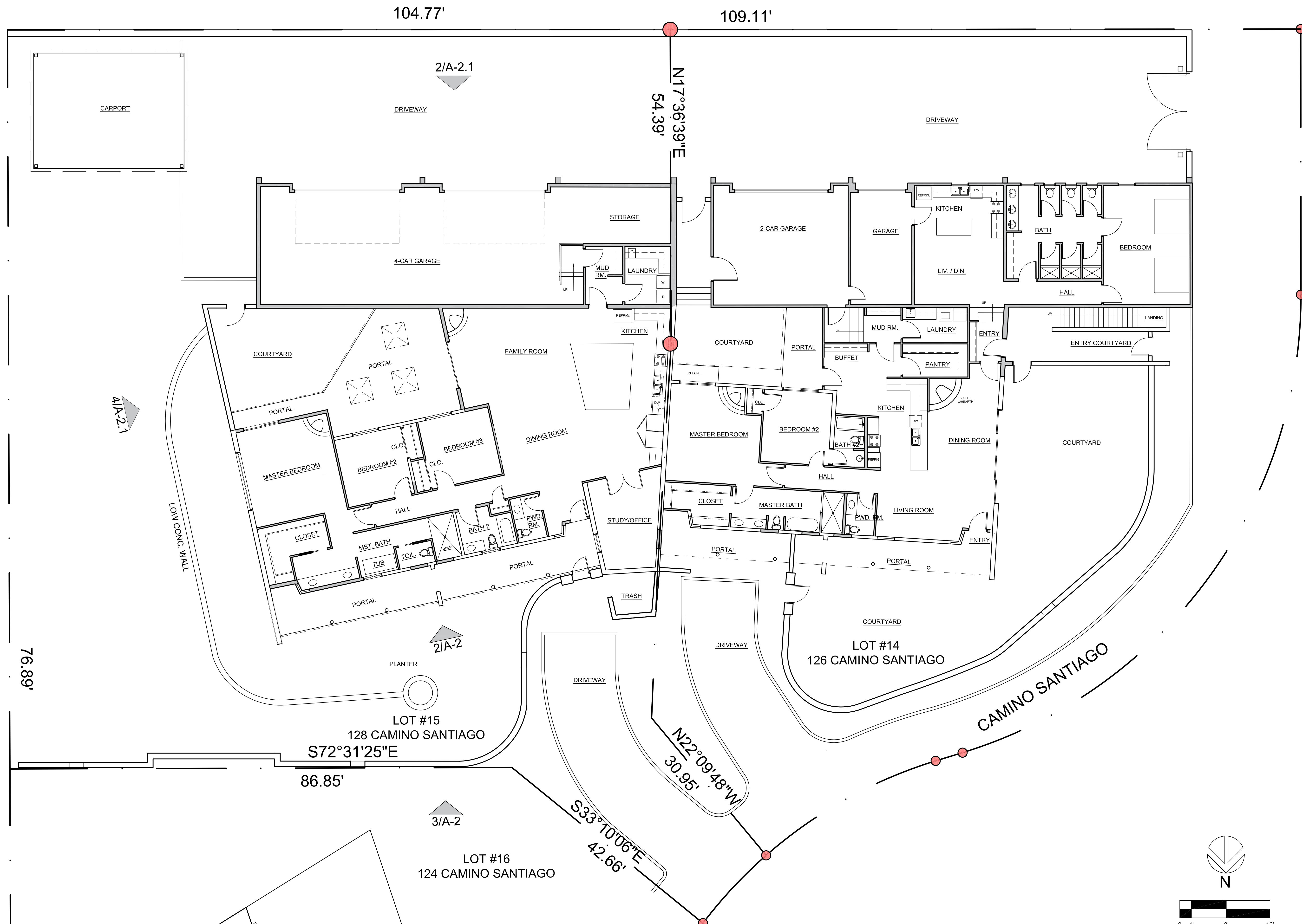
REVISIONS:
NO. DATE: DETAIL:

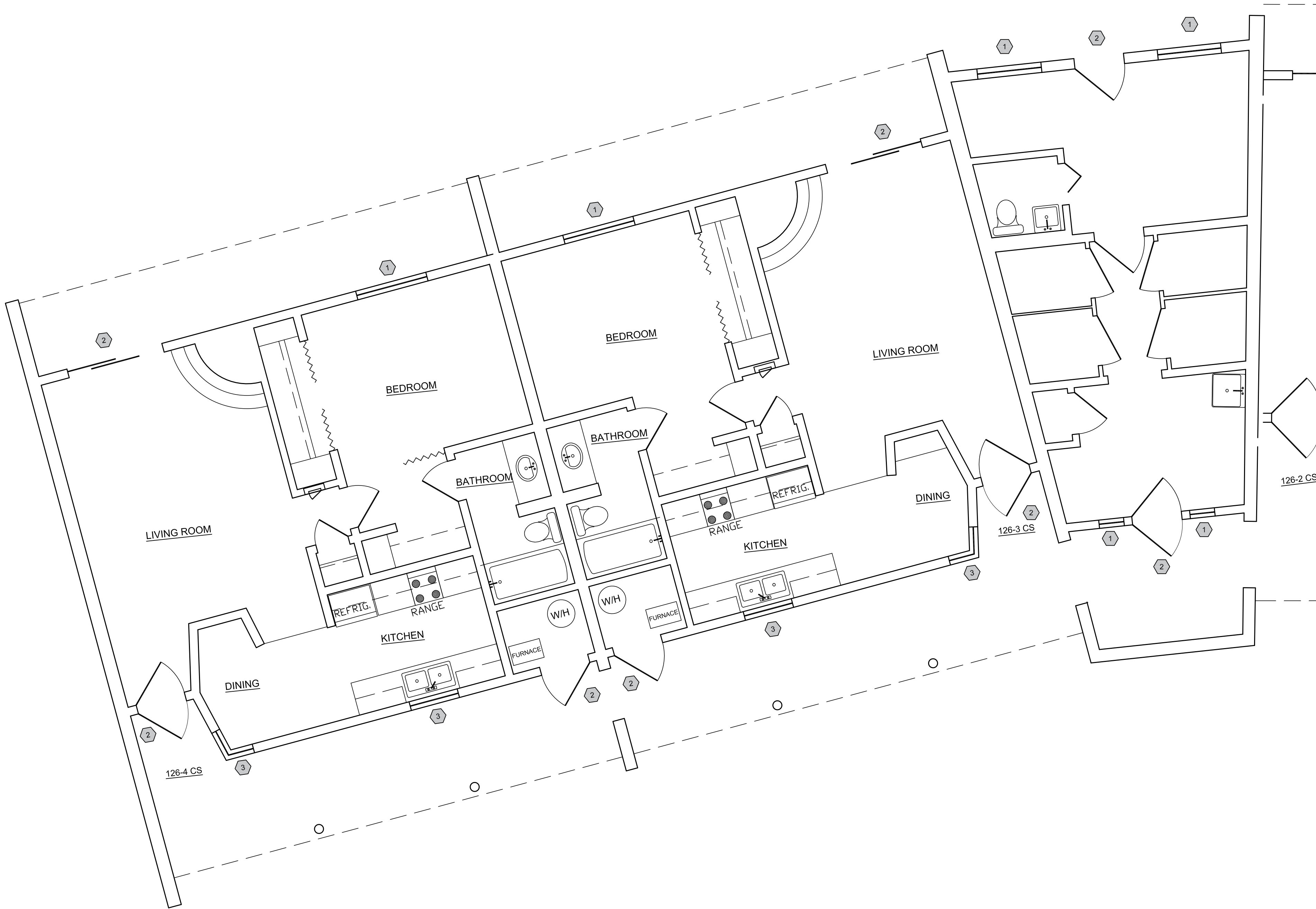
SHEET TITLE:

128
CAMINO SANTIAGO
PROPOSED
SITE
PLAN

COPYRIGHT 2024
JOHN A. PADILLA AIA
SHEET NO:

SP-2





PROPOSED PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING WINDOW TO BE REMOVED
2. EXISTING DOOR TO BE REMOVED
3. EXISTING WINDOW TO BE REMOVED AND REPLACED IN-KIND
4. EXISTING CARPORT TO BE REMOVED
5. EXISTING GARAGE TO BE REMOVED

AREA CALCULATIONS

JAP ARCHITECT

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 japadillaarchitect@gmail.com
 padillaarchitect.com

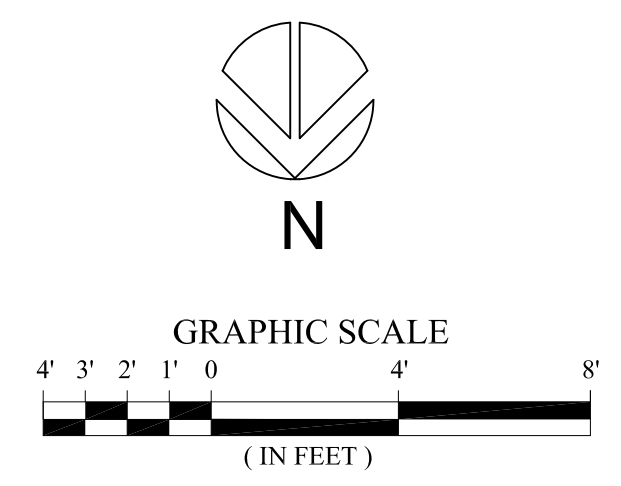
RENOVATION & ADDITION

128 CAMINO SANTIAGO
SANTA FE, N.M.

AREA CALCULATIONS	
EXISTING CARPORT:	1550 SF
EXISTING RESIDENCE /LAUNDRY:	2613 SF
TOTAL FOOTPRINT	4163 SF
LOT #15 AREA	15,102 SF
EXISTING LOT COVERAGE	27.6%

PROJECT NO.: CAMINOSANT
 ISSUE DATE: 02/25/2024
 DRAWN BY: RDE
 CHECKED BY: JAP

REVISIONS:
 NO: DATE: DETAIL:



EXISTING FLOOR PLAN

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

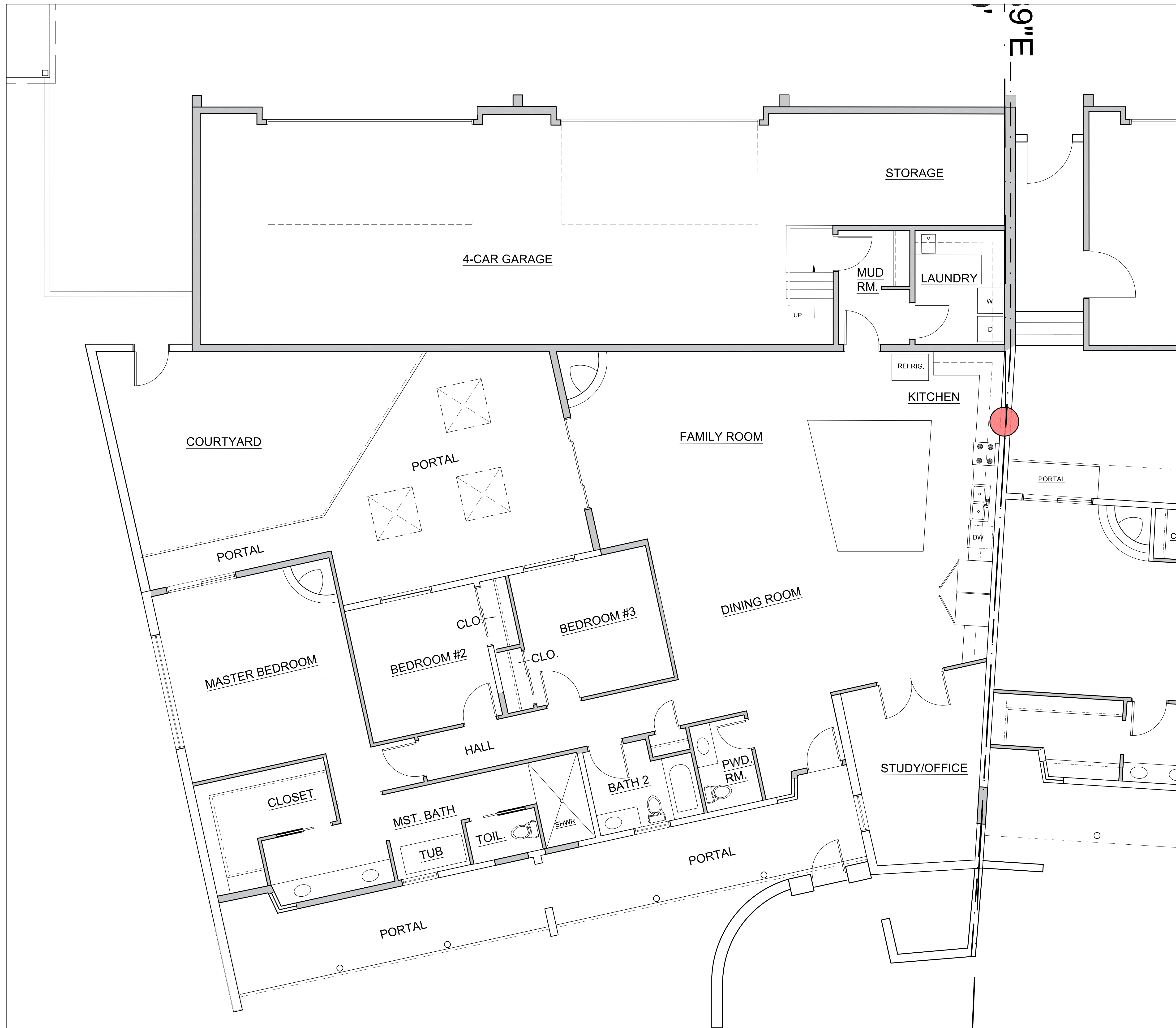
SHEET TITLE:

**128
CAMINO SANTIAGO
EXISTING
FLOOR
PLAN**

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JOHN A. PADILLA AIA

SHEET NO:

A-1



PROPOSED PLAN SHEET KEYED NOTES
 GENERAL:
 1.



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 japadillaarchitect@gmail.com
 padillaarchitect.com

RENOVATION & ADDITION

128 CAMINO SANTIAGO
 SANTA FE, N.M.

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%

PROJECT NO.: CAMINOSANT
 ISSUE DATE: 02/25/2024
 DRAWN BY: RDE
 CHECKED BY: JAP

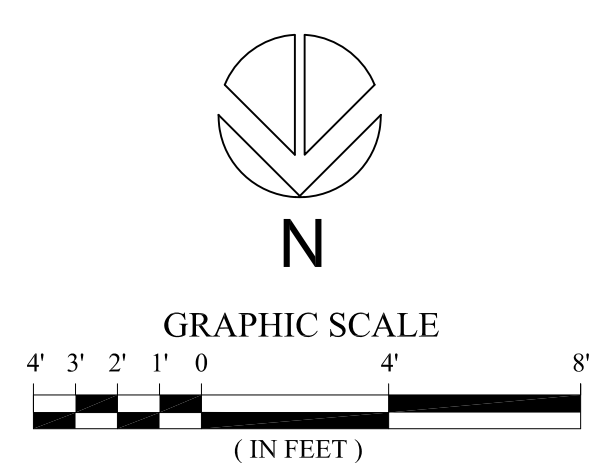
REVISIONS:
 NO: DATE: DETAIL:

SHEET TITLE:
 128 CAMINO SANTIAGO
 PROPOSED FLOOR PLAN

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 JOHN A. PADILLA AIA

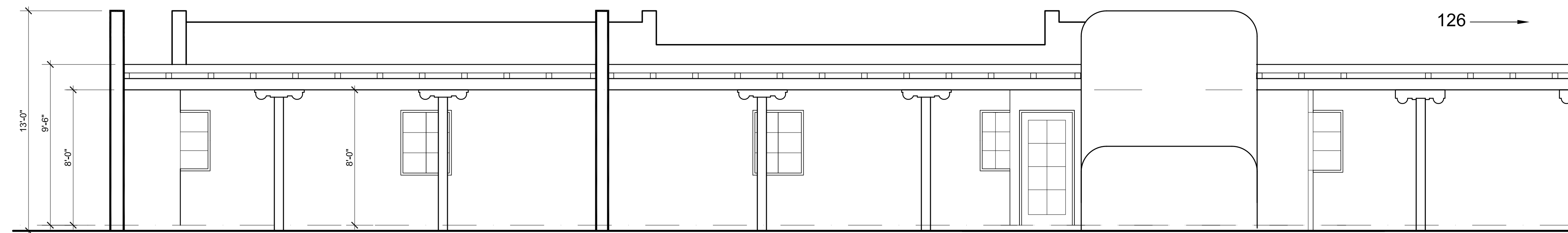
SHEET NO:

A-1.1



PROPOSED FLOOR PLAN

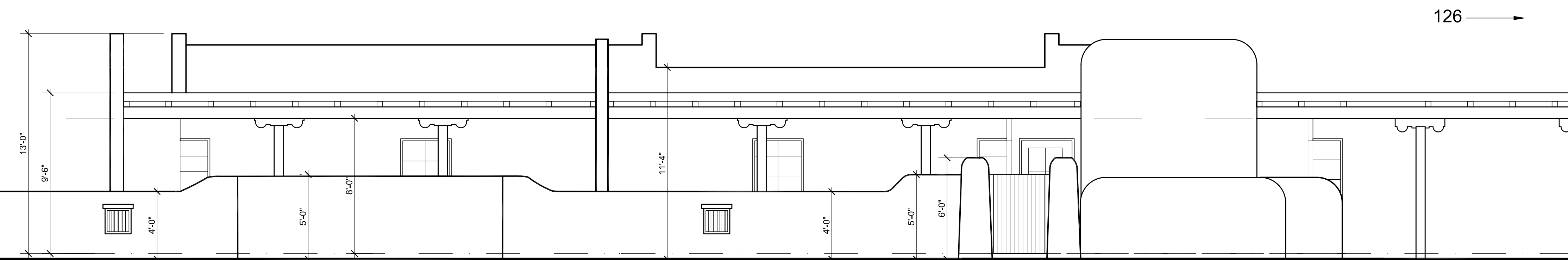
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION (NO YARD WALL)

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

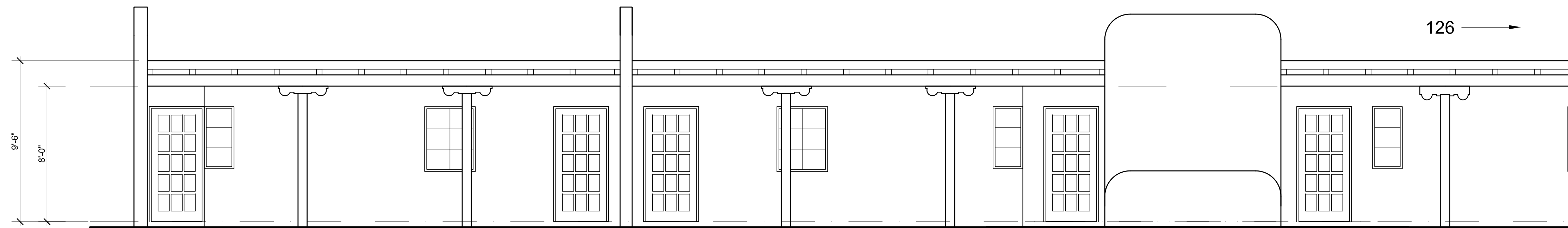
3



PROPOSED NORTH ELEVATION - OUTSIDE YARD WALL

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

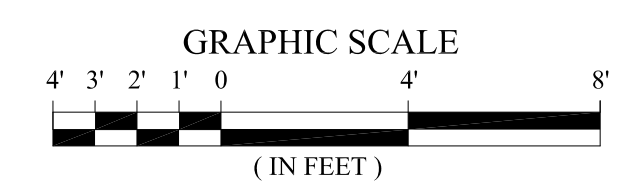
2



EXISTING NORTH ELEVATION

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

1



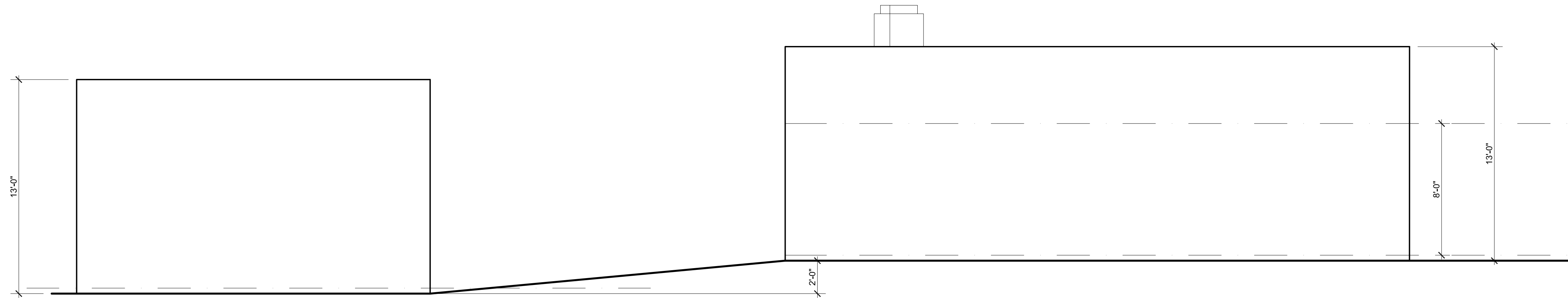
ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE



PROPOSED EAST ELEVATION

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

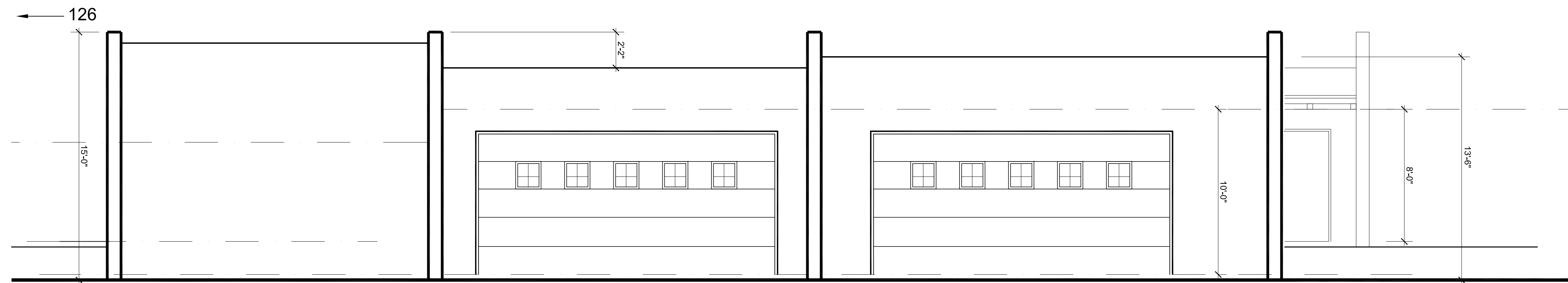
4



EXISTING EAST ELEVATION

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

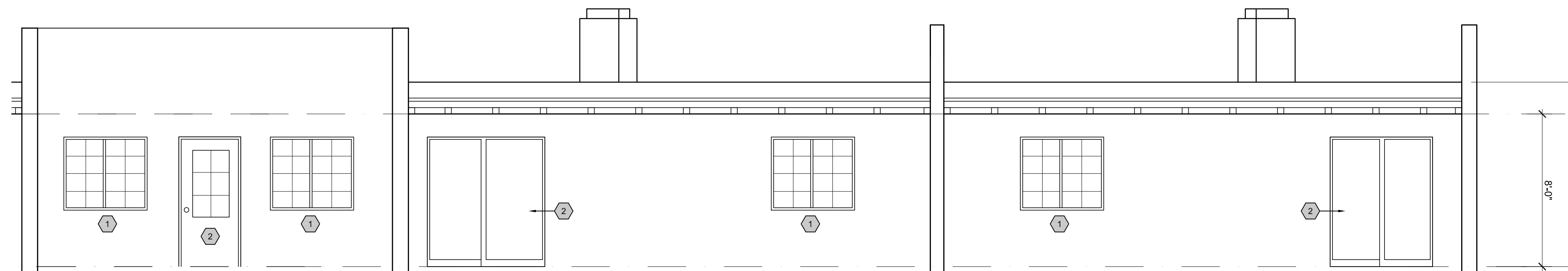
3



PROPOSED SOUTH ELEVATION

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

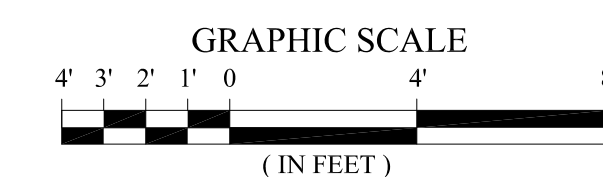
2



EXISTING SOUTH ELEVATION - 128

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

1

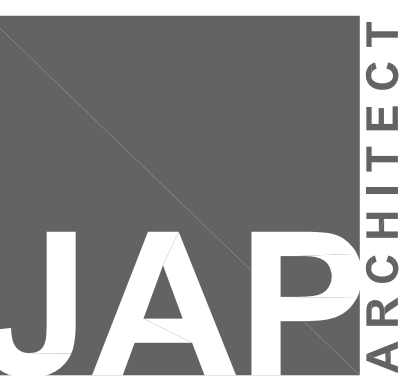


ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

EXISTING PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING WINDOW TO BE REMOVED
2. EXISTING DOOR TO BE REMOVED
3. EXISTING WINDOW TO BE REMOVED AND REPLACED IN-KIND
4. EXISTING CARPORT TO BE REMOVED
5. EXISTING GARAGE TO BE REMOVED



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RENOVATION & ADDITION
 126 CAMINO SANTIAGO
 SANTA FE, NM



PROJECT NO.: CAMSANTIAGO
 ISSUE DATE: 03/25/2024
 DRAWN BY: RDE
 CHECKED BY: JAP



REVISIONS:
 NO: DATE: DETAIL:

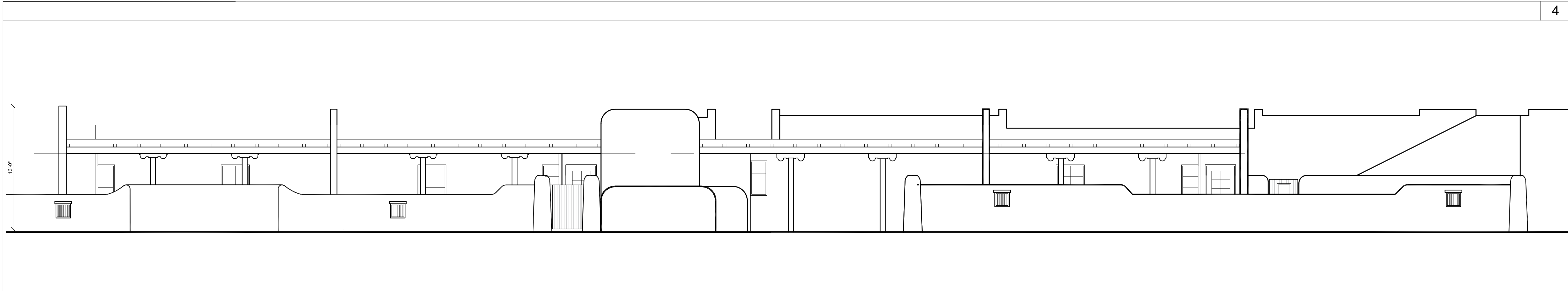


SHEET TITLE:
 126 - 128
 CAMINO SANTIAGO
 PROPOSED
 NORTH & SOUTH
 ELEVATIONS
 OVERALL

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A-3



PROPOSED NORTH ELEVATION OVERALL

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

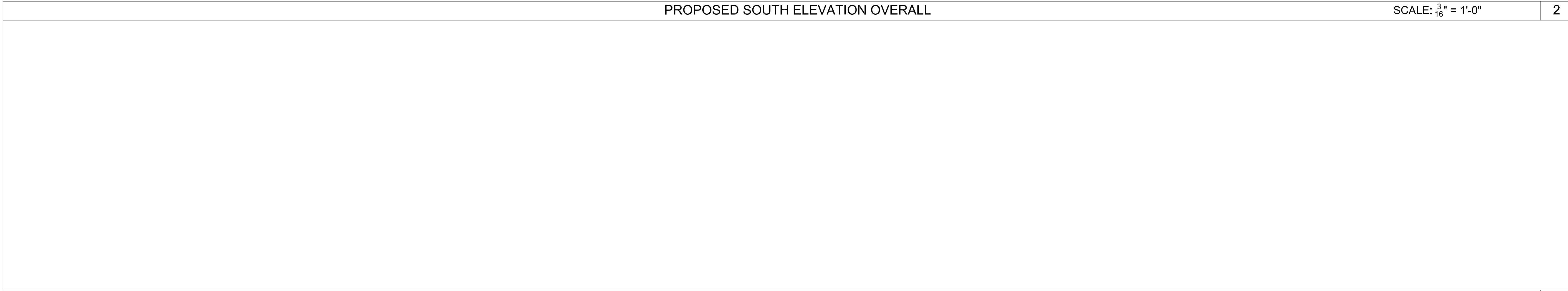
3



PROPOSED SOUTH ELEVATION OVERALL

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

2



1

RPA & Associates

PRESERVING OUR HISTORY

508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
 P.O. Box 10328 Albuquerque, NM 87184
 505-379-7900
 rpahistoric@gmail.com

TO JAP ARCHITECT
 P.O BOX 22986
 SANTA FE, NM 87502
japadillaarchitect@gmail.com
 (505) 660-1682

HISTORIC ASSESSMENT
 NO. 1512232-HA



JOB	DATE
UNIT 128 CAMINO SANTIAGO, SANTA FE, NM 87501	12/15/2023

LOCATION	DESCRIPTION
NORTH ELEVATION	
DR #1A	36 x 80 LH INSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
A1	20 x 38 L STEEL CASEMENT 90° +/- BAY 20 x 38 R 1W3H
B1	38 x 38 LR STEEL CASEMENT 1W3H
DR# 2A	36 x 80 LH OUTSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
DR # 3A	36 x 80 RH OUTSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
C1	38 x 38 LR STEEL CASEMENT 1W3H
D1	20 x 38 L STEEL CASEMENT 90° +/- BAY 20 x 38 R 1W3H
DR# 4A	36 x 80 RH INSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
E1	20 x 38 L STEEL CASEMENT 1W3H
F1	20 x 38 R STEEL CASEMENT 1W3H
DR# 5A	30 x 68 LH INSWING DOOR 6-LT/2-PANEL 2W3H
SOUTH ELEVATION	
DR #6A	73 x 80 SCD 1-LT MILL FINISH ALUMINUM OX
G1	54 x 51 LSR STEEL CASEMENT 1W4H
H1	54 x 51 LSR STEEL CASEMENT 1W4H
DR # 7A	73 x 80 SCD 1-LT MILL FINISH ALUMINUM OX
I1	48 x 48 HS 2W6H BRONZE ALUMINUM GRILLES IN AIR SPACE
DR # 8A	36 x 80 RH METAL DOOR 3W3H GRILLED/2-PANEL METAL
J1	48 x 48 HS 2W4H BRONZE ALUMINUM GRILLES IN AIR SPACE

In closing, my professional opinion is as follows:

Doors 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A and windows I1 and J1 are historic.

The steel casements are single glazed however do not have enough shelf area to install insulated glass into the frame.

The single panes and the steel casements 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 casements of this style, will not work because the fact is, the steel will still condensate and will 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.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: **Ra N. Patterson**

RPA & ASSOCIATES | WINDOW & DOOR CONDITION AND INTEGRITY CODES

CODE	CONDITION AND INTEGRITY CODES
P = PREMIUM	EXTERIOR FINISHES AND SASH, FRAME, AND CASING MEMBER IN PREMIUM OR VERY GOOD CONDITION.
	PUTTY GLAZE INTACT.
	ONLY COSMECTIC TOUCH-UP, IF NEEDED.
S = SATISFACTORY	EXTERIOR FINISHES FADING AND WORN IN PLACES BUT STILL ADHERED TO THE WINDOW MEMBERS.
	PUTTY GLAZING CRACKING BUT INTACT AND ALL SASHES, FRAMES, AND CASING MEMBER WITH LESS THAN 30% –
	40% DETERIORATION.
F = FAIR	EXTERIOR FINISHES HAVE CRACKED & PEELED. MISSING TO BARE SURFACE.
	PUTTY GLAZING CRACKING AND MISSING IN 30% – 40% OF THE SASHES. ALL SASHES, FRAMES, AND CASINGS HAVE
	SOME MEMBERS 30% – 40% COMPLETELY DETERIORATED.
U = UNSATISFACTORY	EXTERIOR FINISHES HAVE COMPLETELY DETERIORATED.
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

RPA & ASSOCIATES | Unit 128 Camino Santiago

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTERGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #1	36 x 80 LH INSWING DOOR 15-PANEL/4-LT W/CROSS PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
A1	20 x 38 L STEEL CASEMENT 90°/20 x 38 R 1W3H	S	HISTORIC
B1	38 x 38 LR STEEL CASEMENT 1W3H	S	HISTORIC
DR #2A	36 x 80 LH OUTSWING DOOR 15-PANEL/4-LT W/CROSS PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
DR #3A	36 x 80 RH OUTSWING DOOR 15-PANEL/4-LT W/CROSS PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
C1	38 x 38 LR STEEL CASEMENT 1W3H	S	HISTORIC
D1	20 x 38 L STEEL CASEMENT 90°/20 x 38 R 1W3H	S	HISTORIC
DR #4A	36 x 80 RH INSWING DOOR 15-PANEL/4-LT W/CROSS PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
E1	20 x 38 L STEEL CASEMENT 1W3H	S	HISTORIC
DR #5A	36 x 80 LH INSWING DOOR 6-LT/2-PANEL	S	NON-HISTORIC – 2000 SIMPSON DOOR
F1	20 x 38 R STEEL CASEMENT 1W3H	S	HISTORIC
DR #6A	73 x 80 SGD 1-LT MILL FINISH OX ALUMINUM	U	NON-HISTORIC – 1987
G1	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
H1	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
DR #7A	73 x 80 SGD 1-LT MILL FINISH OX ALUMINUM	U	NON-HISTORIC – 1987
I1	48 x 48 HS 2W4H BRONZE OX ALUMINUM GRILLES IN AIR SPACE	S	NON-HISTORIC – 1992

NOTES:

Unit 126 and Unit 128
Camino Santiago
Santa Fe , NM. 87501





U128
NORTH
DR#1A



4



U128
NORTH
A1





U128
NORTH
B1

U128
North
2A



U128
North
3A





U128
North
C1

3

U128
North
D1



U128
North
4A





U128
North
E1

The image shows an interior space with a textured, light-colored wall. A window with a dark frame and white blinds is centered on the wall. To the left, a wooden door is partially open. To the right, a white door with a glass insert is visible. The ceiling features exposed wooden beams. The floor is a dark, solid color. The text 'U128 North F1' is overlaid on the wall below the window.

U128
North
F1



U128
North
5A

U128
South
6A



U128
South
G1



U128
South
H1



U128
South
7A

3





U128
South
I1



U128
South
8A



U128
South
J1





Unit 126- Unit
128

Typical water
damage stain
from
condensation
On interior
plaster