



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
128 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 128 Camino Santiago. This address is Lot #14 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 126 Camino Santiago (address update by City of Santa Fe GIS to **128 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 128 Camino Santiago, Lot #14, 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 6'-0" deep portal along the west elevation, a non-primary façade. The addition will be low-profile and set back 7'-0" from the primary north façade and will match the portal design of the primary façade.

- 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, Units 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 help bring 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 West 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 portal** on the west façade that is 7'-0" from the north side of a primary façade and 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 proposed alterations will not damage the character of the district and will provide the owner with a portal on the west side of the residence to protect it from direct sunlight. The property will maintain a residential appearance on the north façade. As determined by the historic and green code staff of the City, the energy conservation green code is not required. This portal addition is requested to mitigate the heat gain through the west-facing doors to the proposed yard area.

- (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 necessary shading for the residence's functions. The residence will remain 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 alteration strengthens and does not affect the heterogeneous character of the city and the subdivision. The proposed improvements enhance the streetscape by establishing a 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 165 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 owner with a portal on the west side of the residence to protect it from direct sunlight.

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

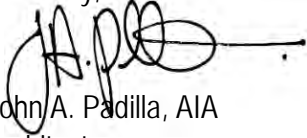
The proposed alterations will provide the Owner with the necessary shading for the residence's functions and help maintain energy efficiency within the historic footprint of the building. The residence will remain in harmony with the subdivision's single-family character. The residence, which will be 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 standards of the district.

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

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

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

REVISIONS:
 NO. DATE: DETAIL:

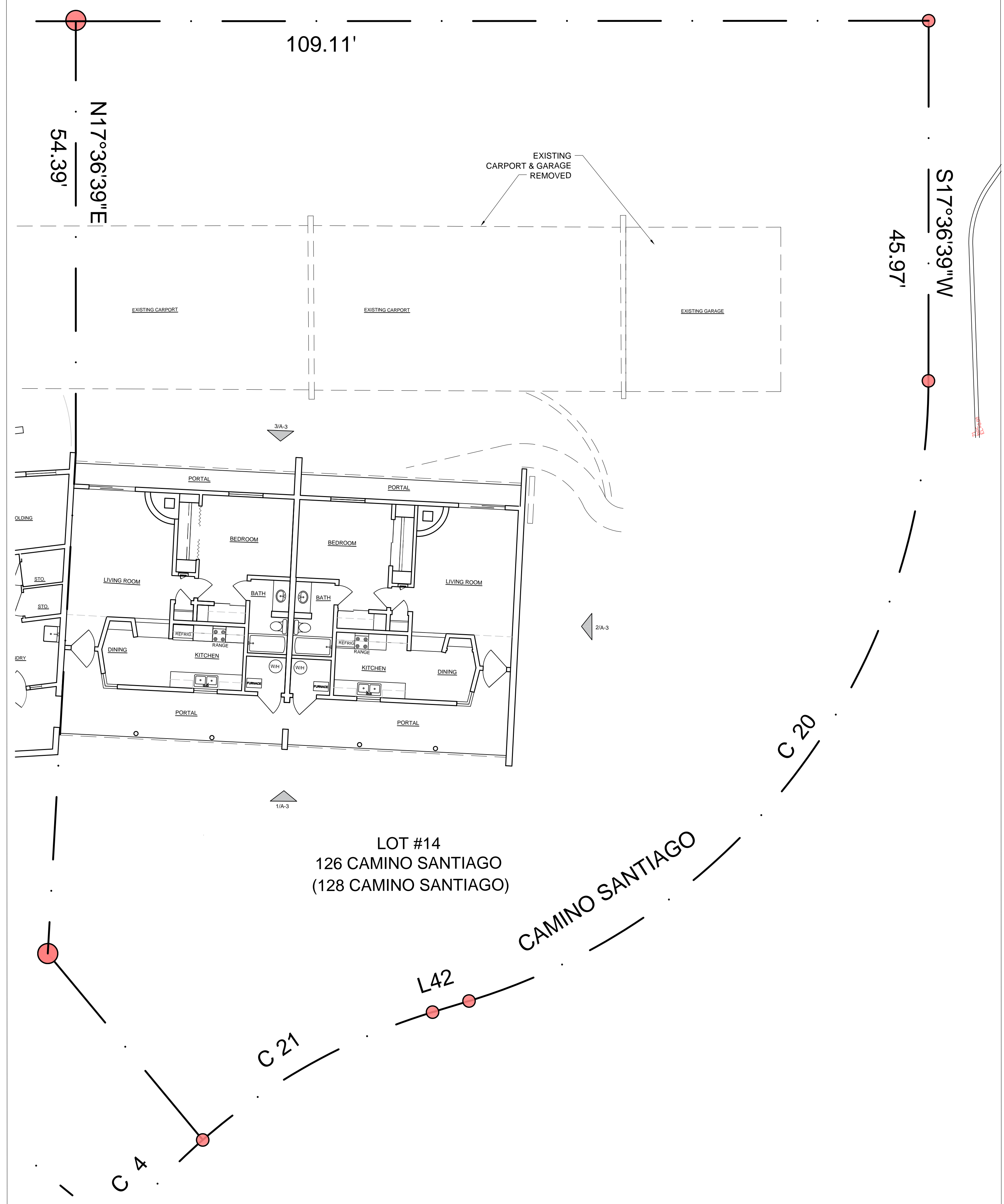
SHEET TITLE:

EXISTING
 SITE PLAN

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SHEET NO:

SP-1



EXISTING 128 SITE PLAN

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

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

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

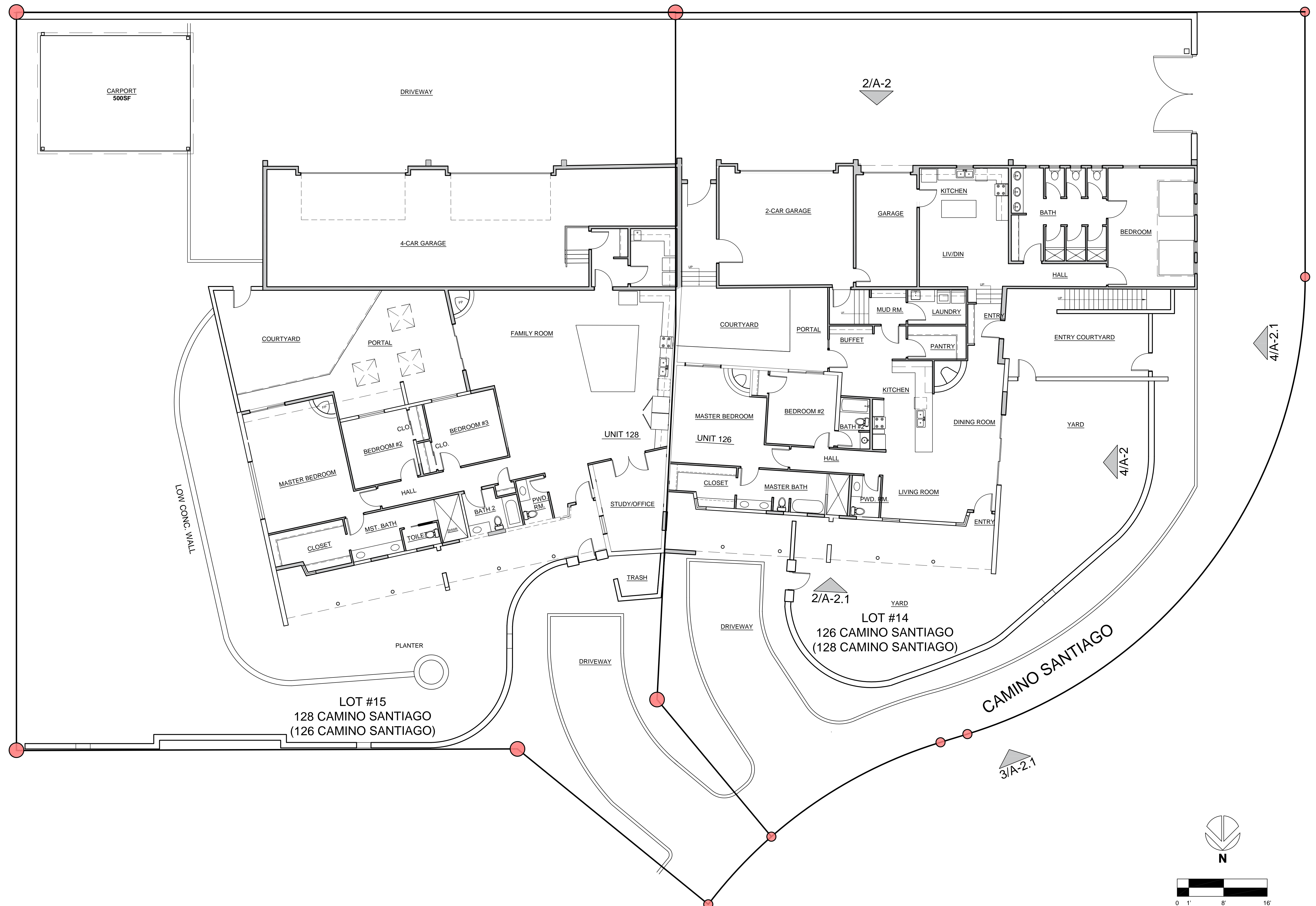
REVISIONS:
NO. DATE: DETAIL:

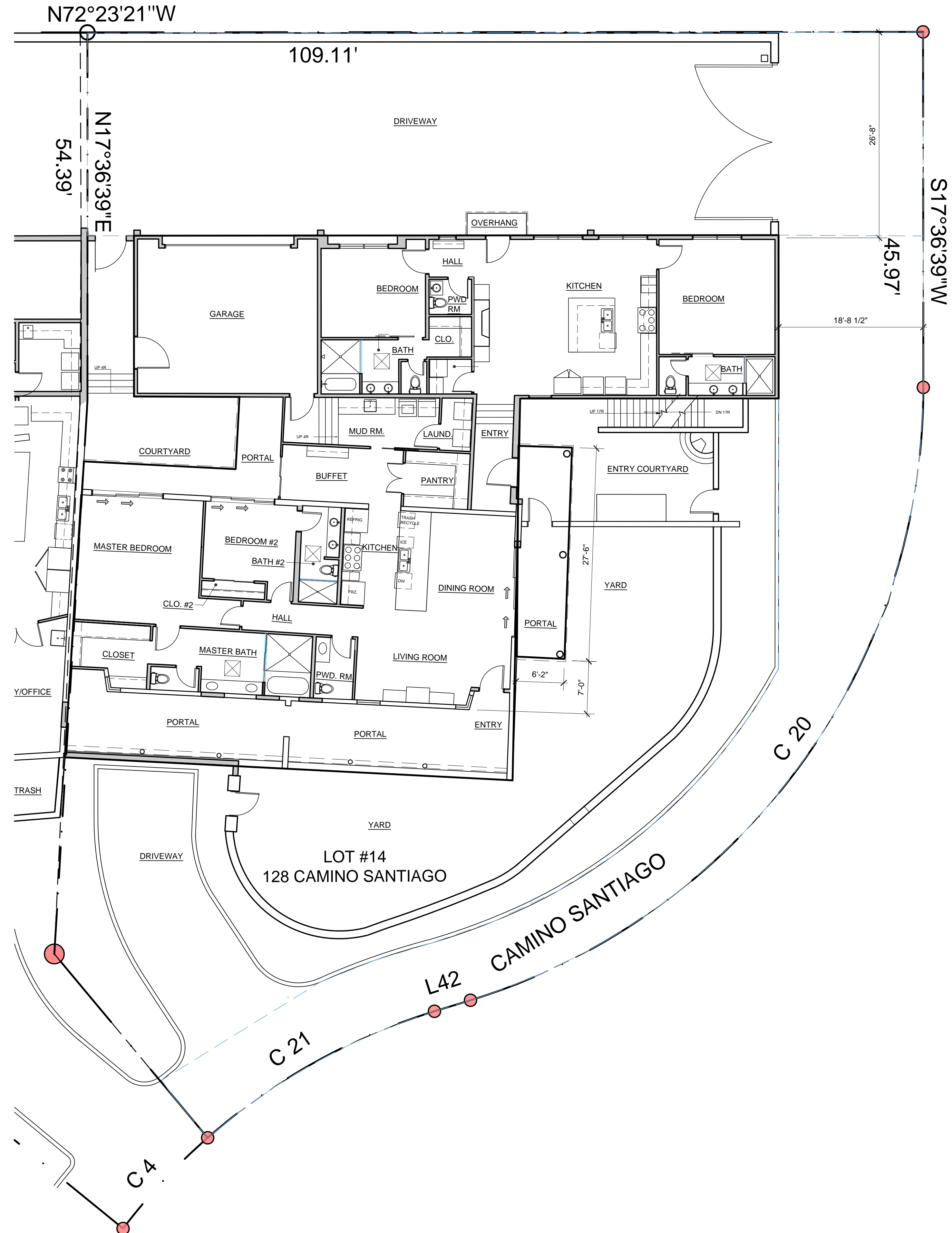
SHEET TITLE:

**PROPOSED
SITE
PLAN**

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SHEET NO:

SP-1.1





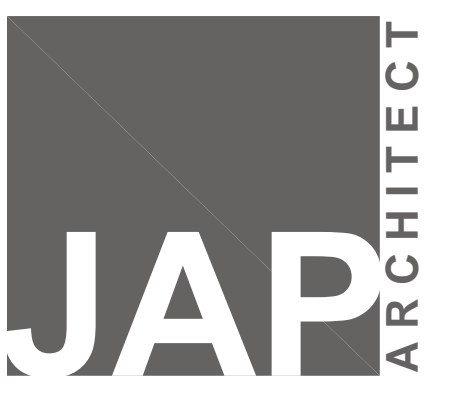
PROPOSED SITE PLAN SHEET KEYED NOTES

GENERAL: X

1.

AREA CALCULATIONS

PROPOSED HEATED AREA	2035 SF
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PO BOX 22886
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

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

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

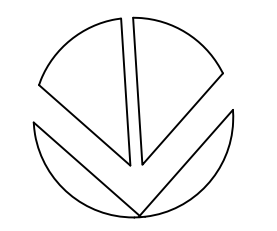
REVISIONS:
NO. DATE: DETAIL:

SHEET TITLE:

**PROPOSED
SITE
PLAN**

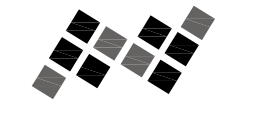
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SHEET NO:

SP-2



0 1" 2' 8' 16'

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



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

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

REVISIONS:
NO: DATE: DETAIL:

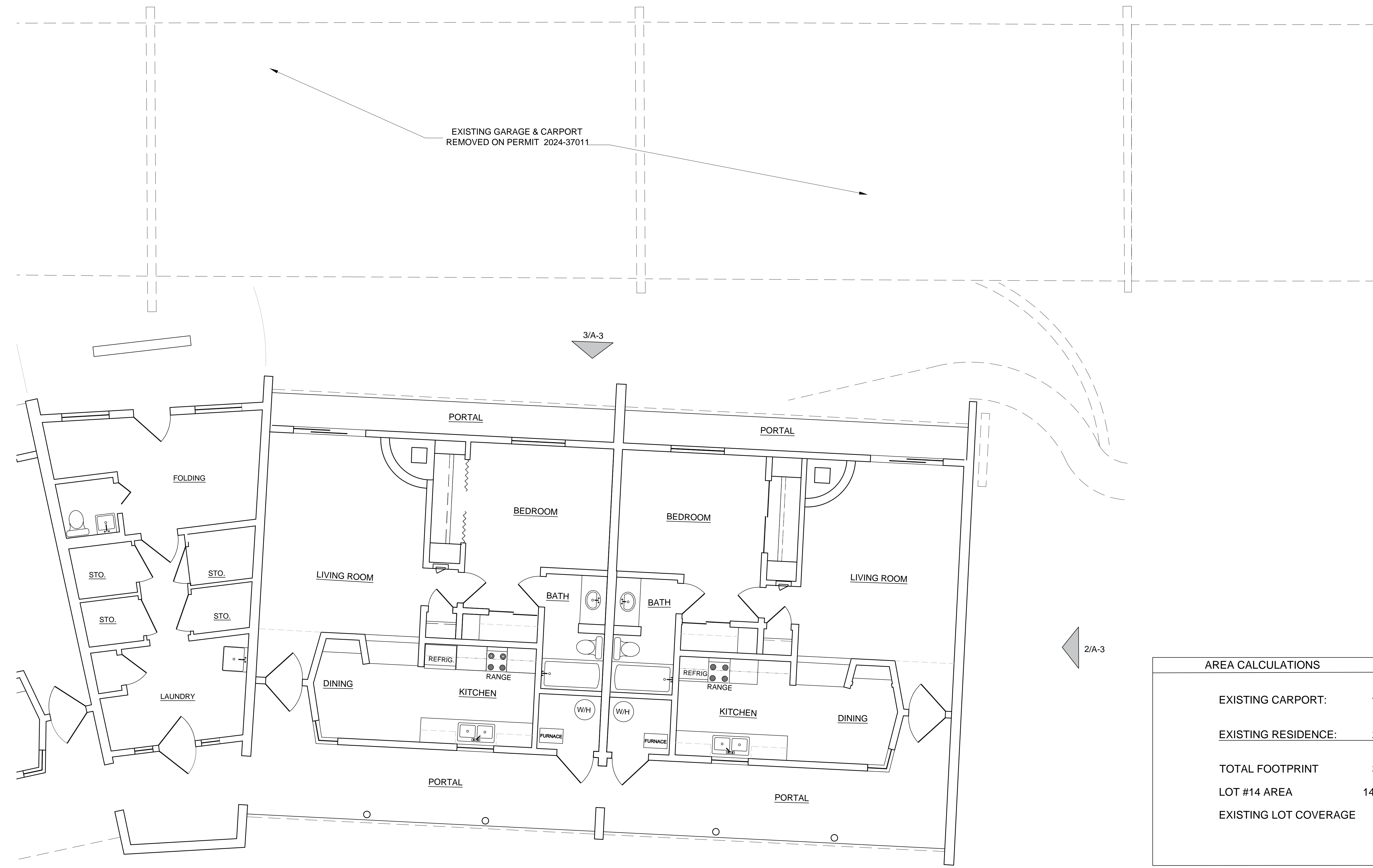
SHEET TITLE:

EXISTING
FLOOR
PLAN

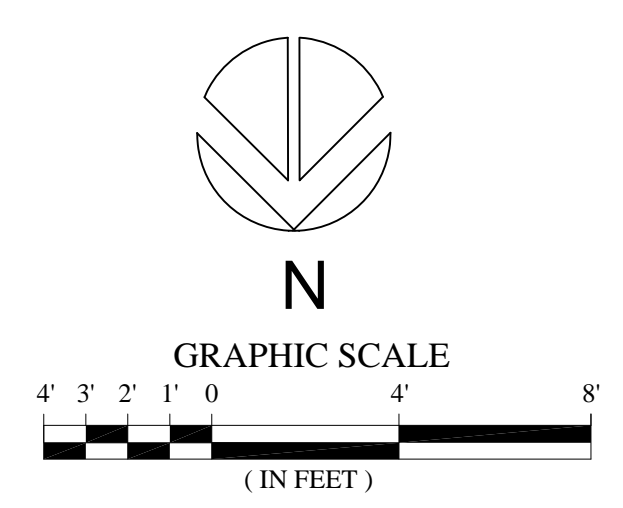
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SHEET NO:

A-1



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%



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

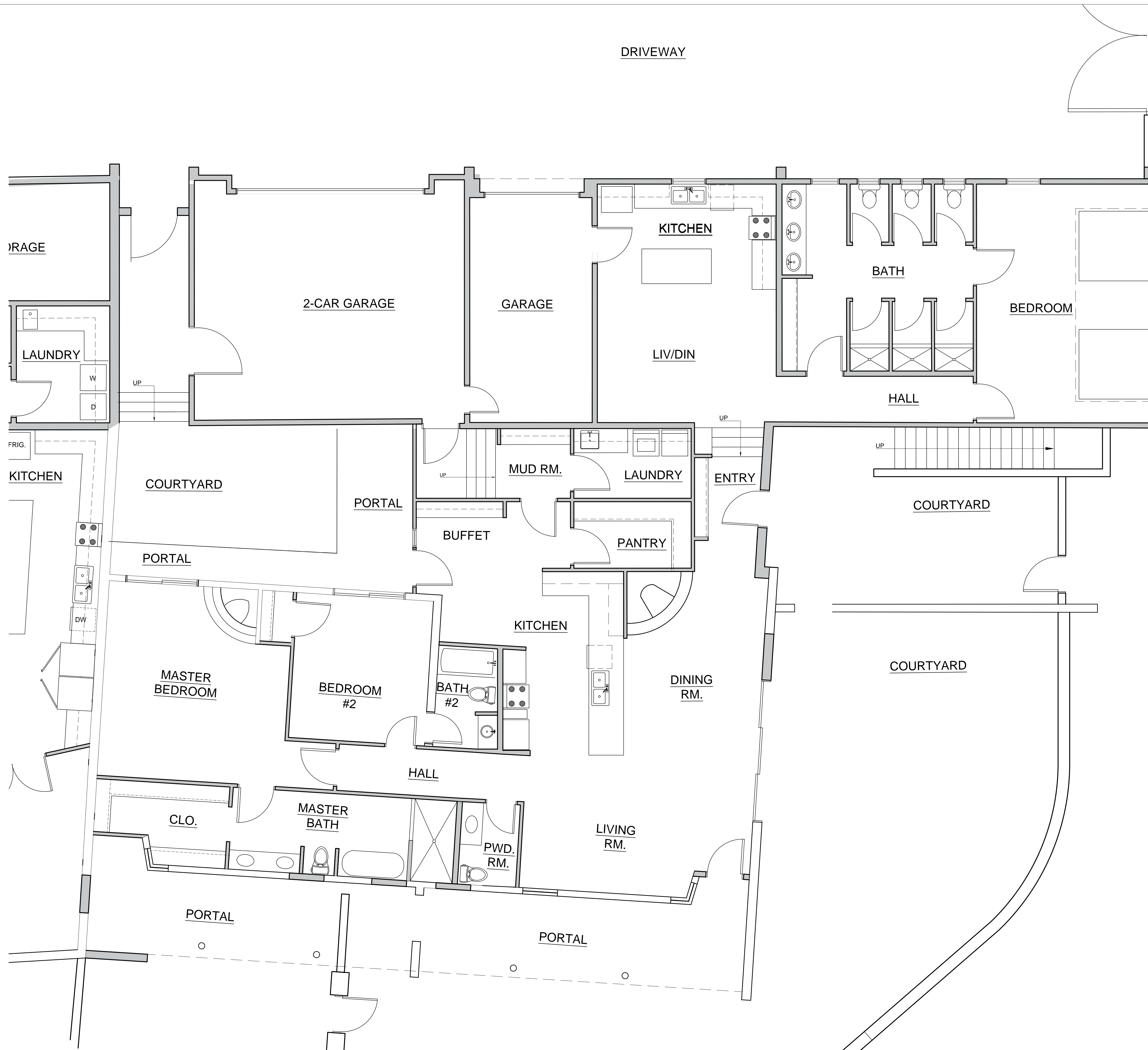
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 ISSUE DATE: 09/09/2025
 DRAWN BY: RDE
 CHECKED BY: JAP

REVISIONS:
 NO: DATE: DETAIL:

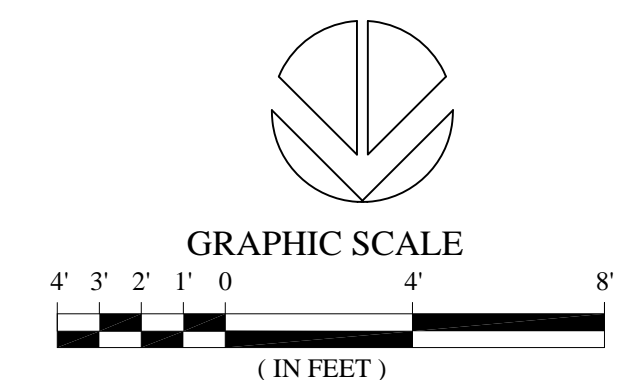
SHEET TITLE:
**126 (128)
 CAMINO SANTIAGO
 PROPOSED
 FLOOR
 PLAN**

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 SHEET NO:

A-1.1



AREA CALCULATIONS	
PROPOSED GARAGES:	745 SF
PROPOSED PORTALS	150 SF
PROPOSED ADU	1037 SF
PROPOSED ADDITION	467 SF
EXISTING RESIDENCE	1872 SF
TOTAL FOOTPRINT	4271 SF
LOT #14 AREA	14,126 SF
EXISTING LOT COVERAGE	30.2%



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

PROJECT NO.: CAMINOSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
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REVISIONS:
NO: DATE: DETAIL:

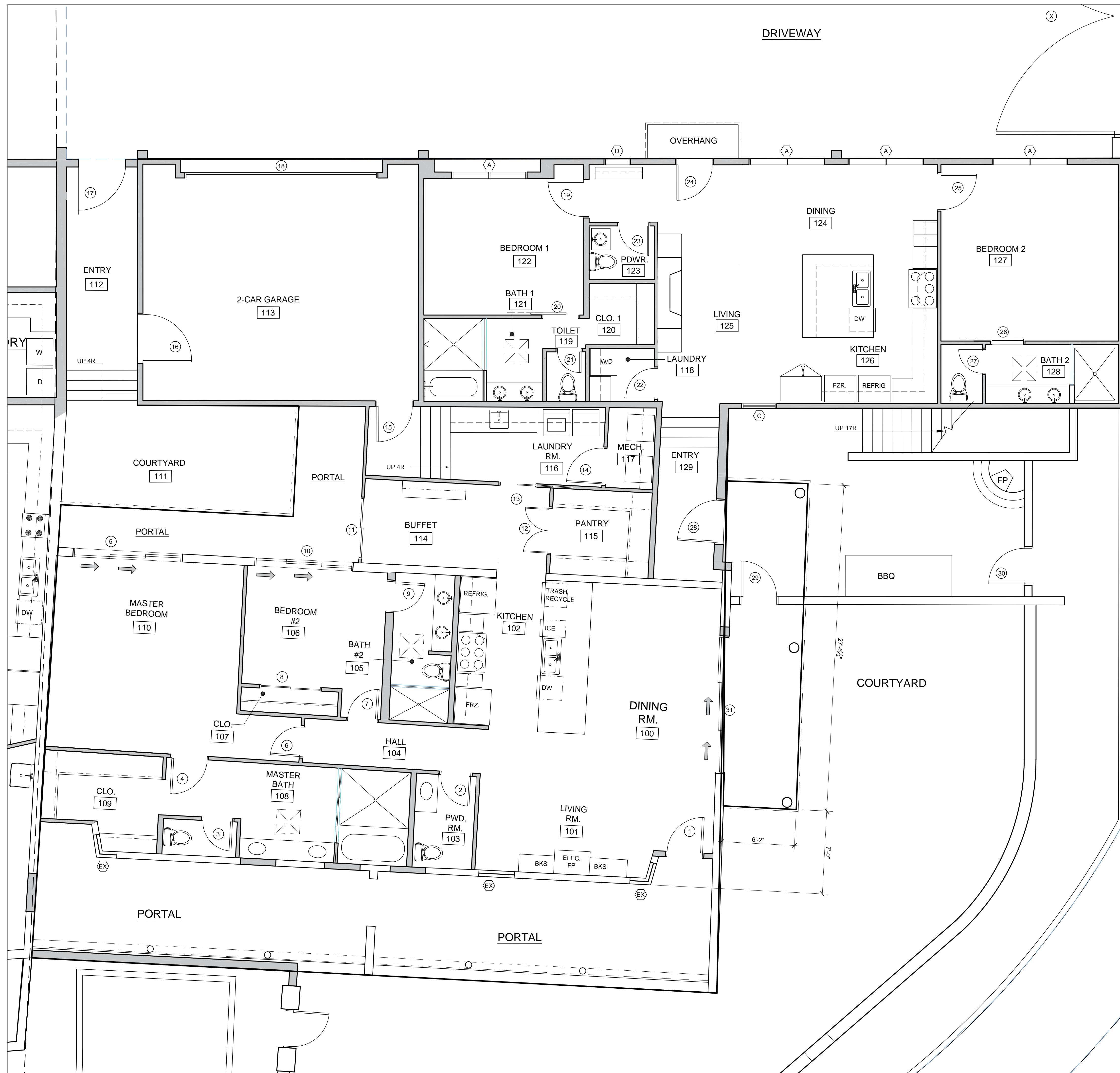
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PROPOSED PLAN

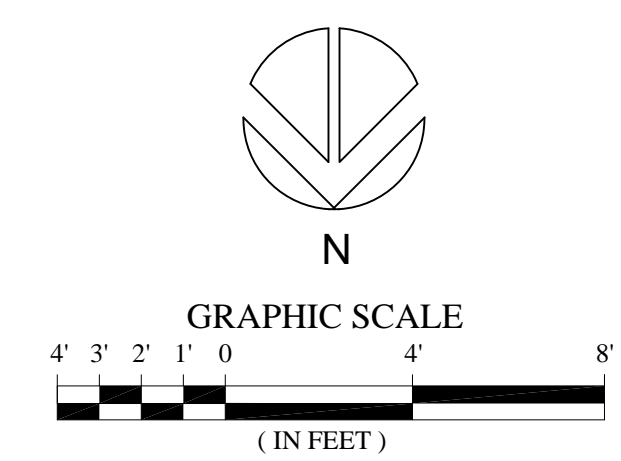
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SHEET NO:

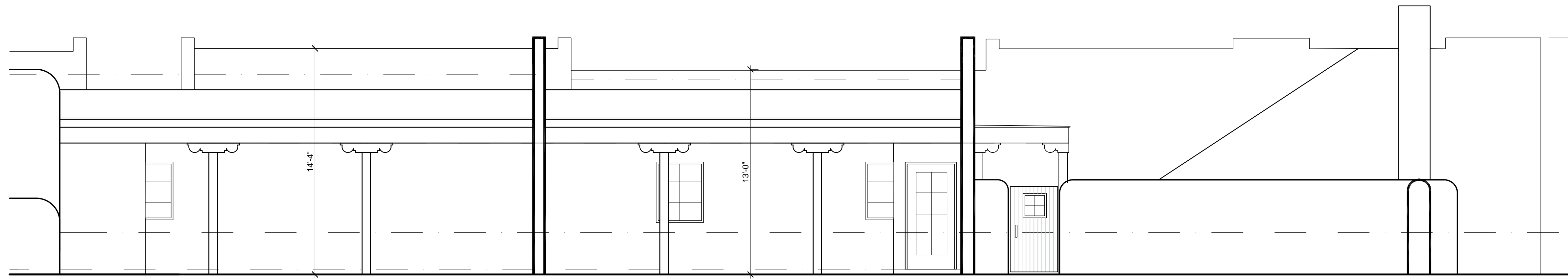
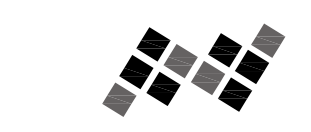
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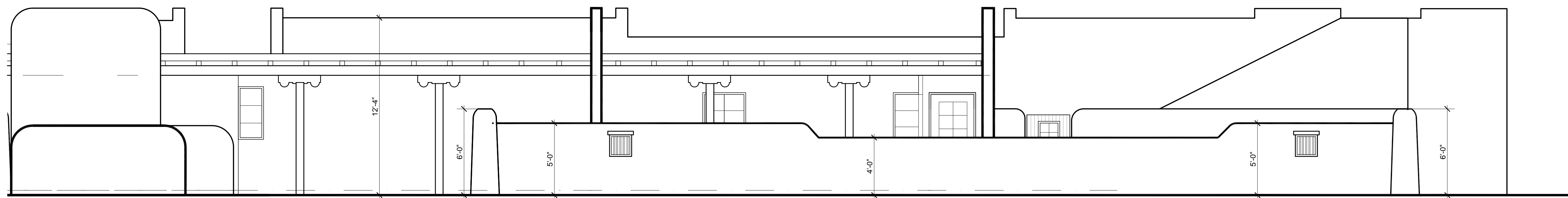
PROPOSED FLOOR PLAN - 128



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



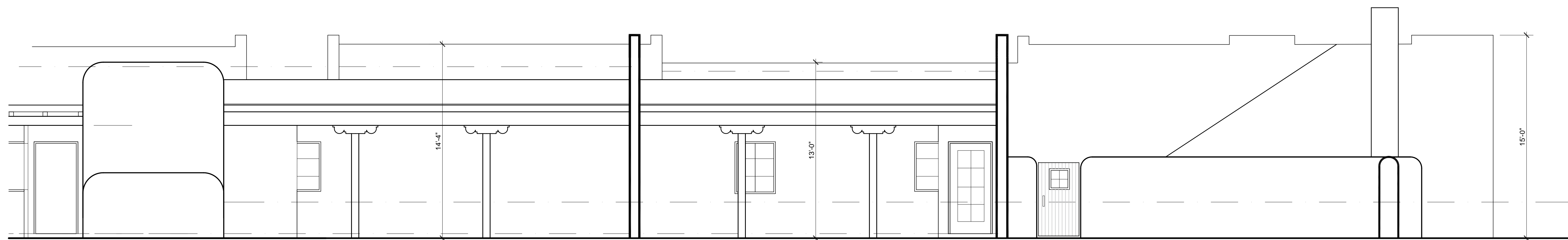
PROPOSED NORTH ELEVATION - (NO YARD WALL)



PREVIOUSLY APPROVED PROPOSED NORTH ELEVATION - (OUTSIDE YARD WALL)

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

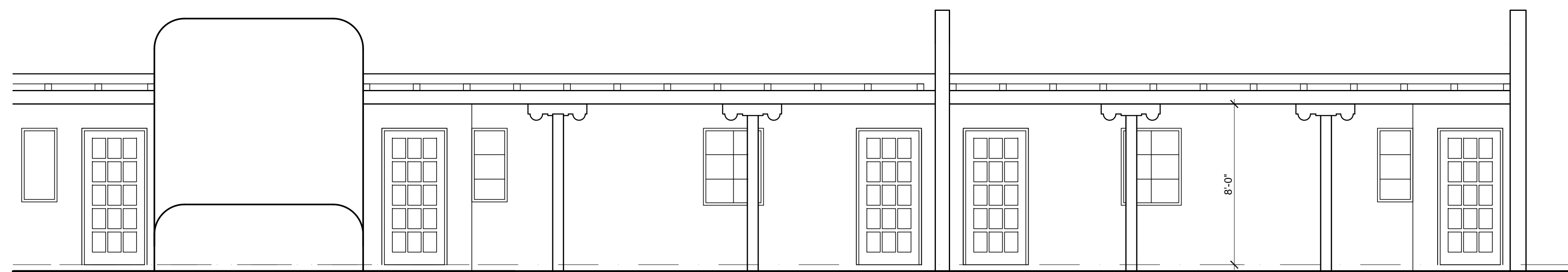
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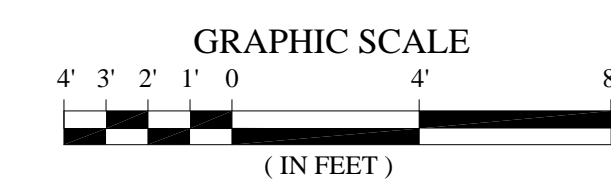
PREVIOUSLY APPROVED PROPOSED NOTRH ELEVATION - (NO YARD WALL)

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

2



EXISTING NORTH ELEVATION



ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

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

1

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

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

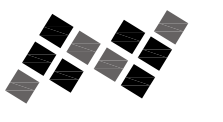
REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

**NORTH
ELEVATIONS**

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SHEET NO:

A-2



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

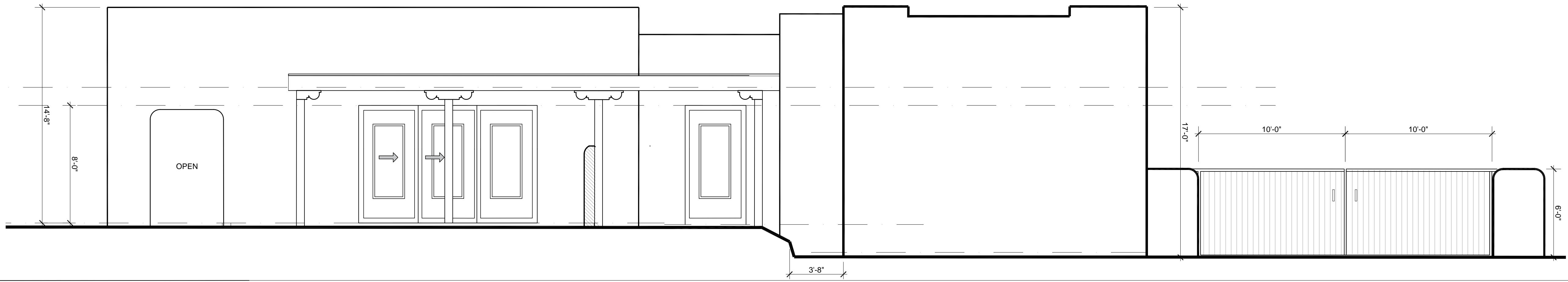
PROJECT NO.: CAMINOSANT
ISSUE DATE: 09/09/2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO. DATE: DETAIL:

PROPOSED WEST ELEVATIONS

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SHEET NO:

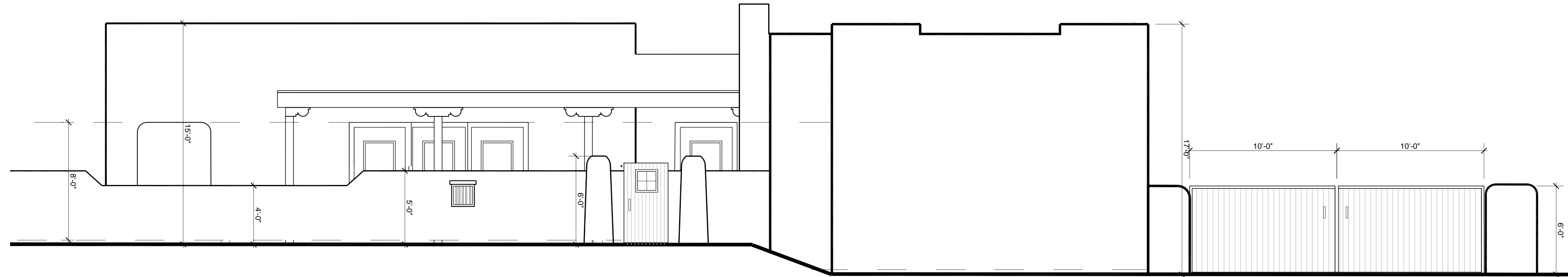
A-2.1



PROPOSED WEST ELEVATION (NO YARD WALL)

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

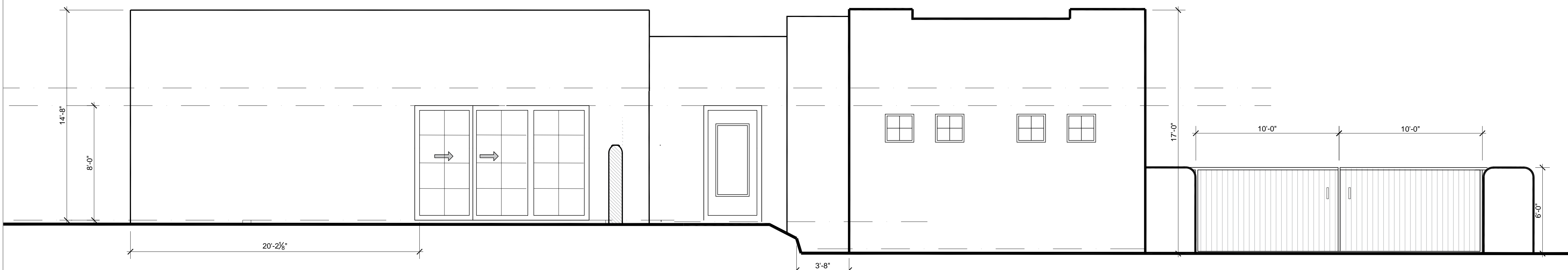
4



PROPOSED WEST ELEVATION (YARD WALL)

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

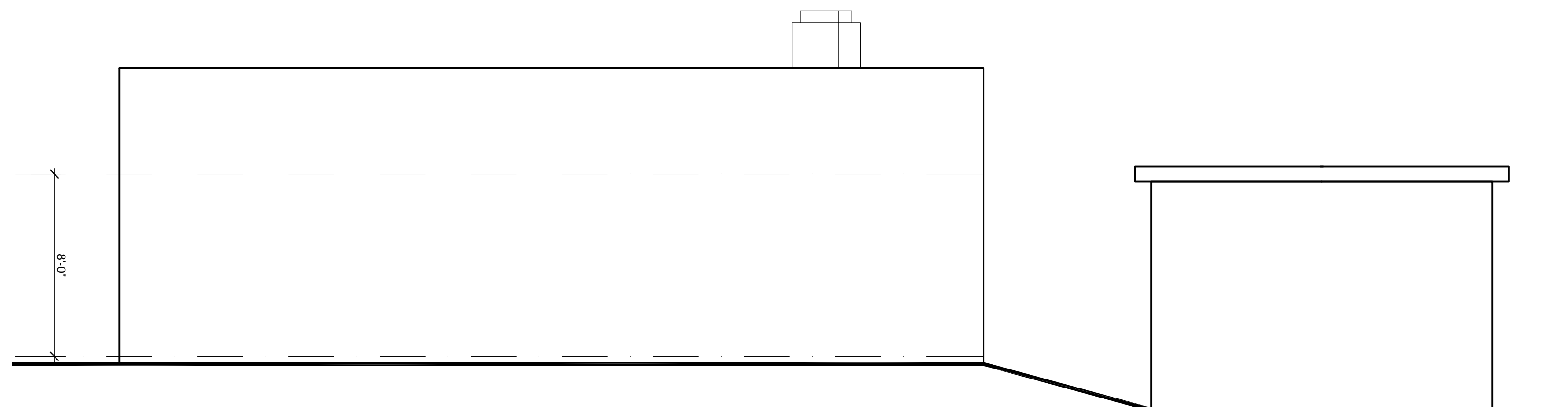
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PREVIOUSLY APPROVED WEST ELEVATION

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

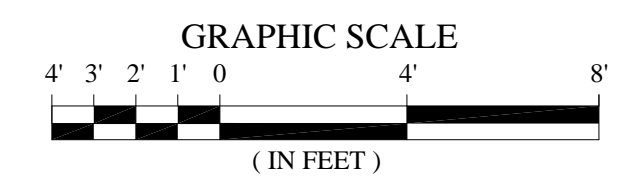
2



EXISTING NORTH ELEVATION

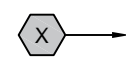
SCALE: 1/4" = 1'-0"

1

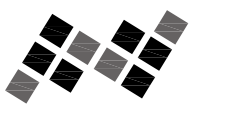


ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

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



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



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



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

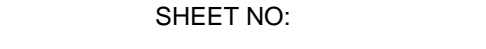


REVISIONS:
 NO: DATE: DETAIL:



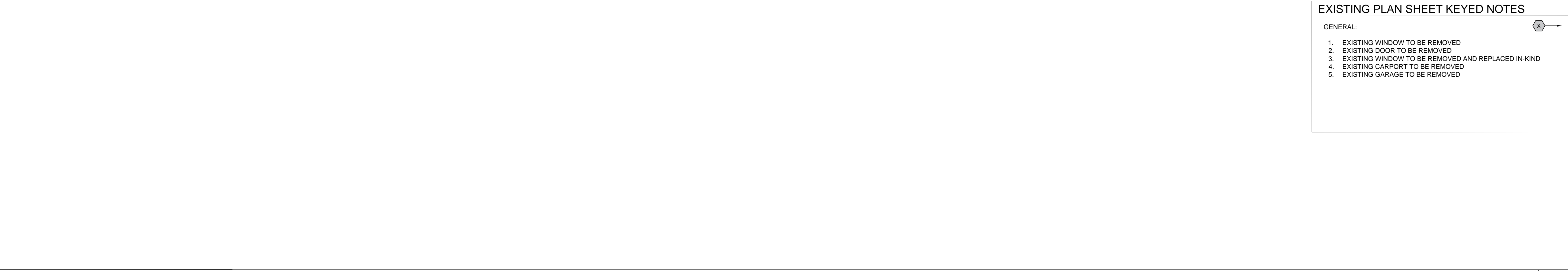
SHEET TITLE:
 126 (128)
 CAMINO SANTIAGO
 SOUTH
 ELEVATIONS

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SHEET NO:

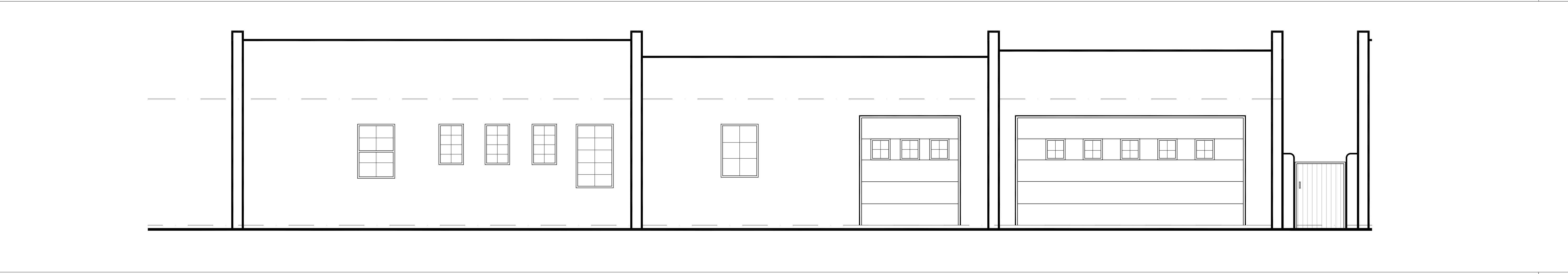
A-2.2



PROPOSED SOUTH ELEVATION

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

3



PREVIOUSLY APPROVED SOUTH ELEVATION

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

2



EXISTING SOUTH ELEVATION

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

1