



November 10, 2025

Amanda Romero, Historic Senior Planner  
Historic Preservation Division  
Planning and Land Use Department  
City of Santa Fe  
200 Lincoln Avenue  
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – 130 South Capitol Street  
Design Review Application

Dear Amanda:

This letter is respectfully submitted on behalf of the State of New Mexico (“Applicant”) in application for design review of the proposed New Mexico Executive Office Building (“EOB”) for consideration by the Historic Districts Review Board (“HDRB”) on December 9, 2025 in accordance with SFCC §14-5.2(M), State Capital Outlay Projects. Accompanying this request are separate applications to demolish the existing structures 402, 406, 410, and 414 Don Gaspar Ave.

The ±2.49-acre subject property is in the State Capitol Townscape Subdistrict of the Business Capital District (“BCD”) and in the Downtown and Eastside Historic District. The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by the Capitol Parking Garage. The property comprises the Concha Ortiz y Pino Building and associated outbuildings and parking area, and four dwelling structures on Don Gaspar. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Existing Site Plan).

### Background

In 2012, in anticipation of a proposal to construct the EOB, the HDRB requested a historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project.

In 2021, the State developed a Long-Range Strategic Space Master Plan to serve as a road map for building utilization and improvements for State-owned buildings and sites in the Santa Fe area (see attached excerpts). The key objectives outlined in the Master Plan are as follows:

1. Increase Capacity of Selected Buildings
2. Consolidate agencies to improve efficiency (move from leased space)
3. Construct New Facilities (move from leased space)
4. Renew Existing Buildings
5. Decommission Selected Buildings

The proposed EOB accomplishes the key goals of alleviating overcrowding at the Bataan Building, North Capitol, and the Capitol, and relocating all elected officials (i.e. State Auditor and State Treasurer) from leased space to the Main Capitol Campus. The Master Plan states that the Main Capitol Campus should house constitutionally created or statutorily attached agencies (elected officials), and agencies with a high degree of legal or financial responsibilities. Accordingly, the potential occupants may include, but are not limited to, the following agencies:

- Department of Finance and Administration
- Secretary of State
- State Treasurer
- State Auditor

Based on these programmatic needs, the EOB has been designed as a multi-story building comprising 163,230 square feet to accommodate 530 full-time employees, inclusive of a below-grade parking structure for 545 cars. Based on the BCD dimensional standards, demolition of the Don Gaspar dwellings is necessary in order to accommodate the State’s program and space requirements.

In 2023, the State resumed work on the project, requesting a new historic status review of all structures at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and the status designations are summarized below.

Historic Status

<b>Address</b>	<b>Structure</b>	<b>Date of Construction</b>	<b>Historic Status</b>
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non- Contributing
	Garage	c. 1970-1981	Non- Contributing
	Yard Wall	c. 1970-1981	Non- Contributing
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing
402 Don Gaspar Ave.	Casita	c. 1930	Contributing
	Garage	c. 1930	Contributing
406 Don Gaspar Ave.	Casita	c. 1930	Contributing
	Garage	c. 1930	Contributing
410 Don Gaspar Ave.	Casita	c. 1930	Contributing
	Garage	c. 1930	Contributing
414 Don Gaspar Ave.	Casita	c. 1930	Contributing

Subsequently, the Applicant submitted applications to demolish all existing structures, which was considered by the HDRB on March 26, 2024. The HDRB’s actions are outlined below:

Demolition

Address	Structure	Demolition Approved
128 South Capitol St.	Motor Pool Building	Yes
	Garage	Yes
	Yard Wall	Yes
130 South Capitol St.	Concha Ortiz y Pino Building	Yes, conditional on HDRB approving final EOB design.
402 Don Gaspar Ave.	Casita	No
	Garage	No
406 Don Gaspar Ave.	Casita	No
	Garage	No
410 Don Gaspar Ave.	Casita	No
	Garage	No
414 Don Gaspar Ave.	Casita	No

Following these HDRB decisions, a state-local government review board was formed per SFCC §14-5.2(M)(4)(a) and Section 3-22-6(G) NMSA 1978 due to there being “disagreement as to demolition”. Throughout the demolition review process, Historic Preservation staff and members of the HDRB stated a preference that demolition be considered in the context of a final design, as opposed to the design concept submitted. In consideration of the City’s position, the State terminated the proceedings of the state-local government review board on June 26, 2024, and subsequently initiated the design process.

An initial design consultation was conducted with the HDRB at the February 11, 2025 hearing. A subcommittee of the HDRB was appointed to collaborate with the State on the building design and meetings were held on March 17 and October 6, 2025. In addition, a community meeting was conducted on April 10, 2025. The valuable input received during these consultations has been incorporated into the design to the greatest extent possible.

Design Narrative

The proposed New Mexico Executive Office Building is conceived as a dignified, enduring, and contextually sensitive civic structure that reflects the cultural and architectural heritage of Santa Fe while addressing the functional needs of modern state governance. Located within the State Capitol Townscape Subdistrict of the BCD in the historic downtown, the project aspires to achieve architectural harmony with existing buildings using similar materials, colors, proportions, and details, consistent with SFCC §14-5.2(M)(a). The design intent is to integrate seamlessly with the surrounding streetscape, maintaining continuity with the established urban fabric while expressing the institution’s civic purpose through craftsmanship, permanence, and cultural resonance. The Territorial Revival architectural style forms the foundation of the building’s design. Articulated massing, stepped forms, and recessed volumes reduce the building’s apparent scale and reflect the characteristic rhythm of Santa Fe’s historic architecture. Please refer to the attached design plans and renderings for more information.

Special care was taken to establish pedestrian-scale massing on the east façade reminiscent of the Don Gaspar casitas. The minimum setback is 35'-5", enhanced by a single-story portal. This "East Plaza" provides an open, elegant connection to Don Gaspar and the State Capitol.

The square footage breakdown for the proposed structure is as follows:

<b>Building</b>	
Lower Level 1	19,918
Ground Floor	52,012
Second Floor	46,721
<u>Third Floor</u>	<u>44,579</u>
<i>Total</i>	<i>163,230</i>
<b>Parking Garage</b>	
Level 1	59,291
Level 2	81,351
<u>Level 3</u>	<u>58,356</u>
<i>Total</i>	<i>198,998</i>
GRAND TOTAL	362,228

Pedestrian circulation was a critical factor in site design, taking into account multiple buildings in the surrounding area that are important for pedestrian connection – primarily the State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Place, just as the Concha Ortiz y Pino Building is presently oriented. Parking is provided below grade in a three-level parking structure comprising 198,998 square feet. The entrance to the garage is on Galisteo St. adjacent to the entrance/exit of the public parking garage. Understanding the vehicular flow and one-way traffic in the vicinity, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars from the roadway sooner. An improved pedestrian walkway is provided between the proposed building and the existing parking garage, which will allow for gracious circulation between the structures and easy access to the State Capitol.

Compliance with the design standards for State Capital Outlay projects per SFCC §14-5.2(M)(3)(a) is addressed below.

**(i) Roofs**

The building features flat roofs with slight slopes, surrounded by parapets that match the color and material of the walls, with a brick cornice detail, in compliance with this subsection. Rooflines remain clean and continuous, with minimal overhangs not exceeding thirty (30) inches except where extending to cover portales or porches. Mechanical and roof-mounted equipment, including skylights and ventilation systems, are screened from public view to maintain visual consistency with adjacent structures.

**(ii) Walls and Windows**

Exterior walls are composed of smooth-finished stucco simulating adobe, with an average thickness of eight (8) inches to achieve deep window recesses and a substantial, adobe-like appearance. Fenestration on publicly visible façades does not exceed forty percent (40%) of the surface area, ensuring a balanced

solid-to-void relationship consistent with the City's requirements. Windows are non-reflective, featuring divided lites to achieve a consistent look with a sash-style window and muntins. The window frames have a white, durable finish with white trim molds. Deep recesses, projecting lintels, and subtly ornamented surrounds create shadow, reinforcing Santa Fe's traditional architectural character. All doors and windows are set back a minimum of three (3) feet from building corners unless functionally required otherwise.

Public facades are articulated with portals, deep window recesses, and projecting balconies, creating a human-scale relationship between interior and exterior spaces. These elements enhance pedestrian engagement while maintaining consistency with the historic Territorial Revival vocabulary.

### **(iii) Finishes**

The primary exterior finish is a smooth, earth-toned stucco applied over high-performance substrates that simulate the mass and texture of adobe. Over eighty percent (80%) of the non-fenestration surfaces on publicly visible façades are finished in this adobe-simulated treatment. Accent materials include brick coping at parapets and site walls, as well as painted trim at lintels and portales. Materials are selected to convey substance and permanence, aligning with the City's mandate for durable, adobe-like construction.

### **(iv) Colors**

The color palette draws inspiration from the historic Bataan Memorial Building and the light-to-dark earth tones characteristic of the State Capital district. The primary façade is finished in muted sandstone, complemented by slightly darker tones to articulate massing and depth.

Contrasting white finishes highlight portals, window trim, mullions, lintels, and balcony elements, consistent with traditional Territorial detailing. The palette remains limited to three harmonious tones, all of which are matte or dull in finish, reflecting the natural earth hues of Santa Fe's historic core.

### **(v) Other Features**

In accordance with subsection (v), the facades are generally flat but also feature varied stepped facades, portals, and balconies. Portals extend along primary pedestrian frontages to provide shading and define public circulation areas, reinforcing Santa Fe's distinctive streetscape rhythm. Low stucco garden walls, brick and stone paving, and xeric native plantings integrate the building into its site, strengthening the relationship between built and natural environments. Outdoor spaces, courtyards, and shaded walkways promote a comfortable microclimate and visual transparency between civic interior functions and public exterior spaces.

### **(vi) Height**

This design standards states, "*The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape.*" Per the attached height study, the maximum allowable building height is 57.56 feet. The proposed building height is 53'-1½", not including rooftop appurtenances, ensuring contextual harmony and compliance with City height standards. No public-facing façade exceeds two stories without incorporating setbacks, recessed balconies, or portales to mitigate visual scale. The overall massing steps down toward adjacent structures and public frontages, maintaining a compatible transition within the historic downtown character.

In support of this application, the following documentation is submitted herewith for your reference:

1. HDRB Application Form
2. State of New Mexico Authorization Letter
3. Lot of Record Plat
4. Site Photos
5. Main Capitol Campus Map & Existing Site Plan
6. Long-Range Strategic Space Master Plan, 2021 – Excerpt
7. Height Study
8. Architectural Renderings
9. HDRB Submittal Plans

Your consideration of this application is greatly appreciated. Please contact me should you have any questions or require additional information.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Jenkins". The signature is fluid and cursive, with a large initial "J" and "G" at the end.

Jennifer Jenkins, Principal  
JenkinsGavin, Inc.