



January 22, 2026

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  
Responses to City Design Comments

Dear Amanda:

This letter is respectfully submitted on behalf of the State of New Mexico (“Applicant”) in response to comments received regarding the building design at the January 13, 2026 Historic Districts Review Board (“HDRB”) meeting. A revised set of drawings is submitted herewith for your review and each comment is addressed below:

General

1. Breaking up massing is important, bring to a pedestrian scale. Building will be larger than the capitol building and other buildings in the streetscape. The HDRB recommends that the east and north elevations have additional setbacks on the upper floors. There should be more one-story sections of the building.

*As a compromise, the trellis portales on the east elevation and the east end of the north elevation are now roofed, which establishes more significant single-story massing and appearance of setbacks. Loss of square footage at the upper levels will negatively impact the essential functionality of the building.*

2. Only one stucco color – do not use several colors on the building. **Done.**
3. Unlike other State buildings, there’s no pedimented window frames. HDRB recommends adding pedimented frames to windows. Pediments should have similar scale to pediments on adjacent state buildings. **Done.**
4. The height should not exceed the average height of the institutional buildings in the streetscape unless an exception is granted. According to Section 14-5.2(M) height is measured to the highest element of the building, which is 78’7” at the tower. Permitted height is 57’6”. The proposed building height, without the tower, is approximately 50 feet. Can the building height be reduced to emphasize the tower more?

*Reducing the height of the building would negatively impact the building interiors and the provision of adequate mechanical space. Furthermore, given the building’s size, a modest reduction in height would be barely discernible.*

5. All windows should be recessed and not flat on the façade. **Agreed.**

6. Provide a reason that is acceptable to the HDRB why other design alternatives, including site design and placement, and potential use of some of the right-of-way on S Capitol Pl (which the City agreed could be dedicated to the State), are not being considered. This could help to lower the overall height – the building is massive.

***As explained at the hearing, the State thoroughly considered this option and it was deemed infeasible and unadvisable. First, the South Capitol Place parking is essential to the users of the State Capitol Complex. In addition, South Capitol Place is critical for vehicular connectivity given that the EOB is bordered by one-way streets to the east and west. Vehicles exiting the underground parking garage have easy access back to Paseo de Peralta via South Capitol Place and Don Gaspar. Otherwise, vehicles would be forced north into the downtown core, increasing potential traffic impacts.***

7. Materials should have a sense of substance and permanence. ***Agreed.***
8. Maximum window/door area may not exceed 40% except under a portal. If a building mass is offset by 4' or more, then considered a separate façade. The northwest façade of the building may not meet the 40% standard.

***This has been re-analyzed and corrections made where necessary.***

9. Create a courtyard at the northeast corner of the building to further break up the mass and to provide an opportunity for interpretative signage and street furniture.

***The design intent is to anchor the northeast corner of the building, providing a strong relationship to the surroundings and the State Capitol. The loss of square footage to add a courtyard would negatively impact the essential functionality of the building. Plentiful pedestrian plazas are provided on the east and north sides of the building. As discussed at the hearing, the State is willing to consider installations under the east portal to memorialize the Don Gaspar bungalows.***

10. No horizontal muntin pattern should be on the building.

***All horizontal muntins have been removed.***

11. Portals on the on the ground should have roofs, especially the lower portals.

***As described above, the trellis portales on the east elevation and the east end of the north elevation are now roofed.***

#### North Elevation

1. The overall sense of height can be reduced. Provide design rationale for the tower. Will the tower compete with the historic tower on the Bataan building? Is the tower needed/desirable?

***The tower is desired and recommended, as it serves as an architectural element to define the entry and signifies the importance of this Executive Office Building. The tower was discussed at length during the hearing, and the general consensus was that the tower was an appropriate element. In response to the commentary, the tower has been further refined***

*and detailed as shown in the attached plans.*

2. Windows under the portal shouldn't go all the way to the ground – not feasible in buildings that simulate adobe construction. The State Capitol building provides a potential solution with a base of door/window element. ***Done.***
3. Small windows on the second story are out of scale and don't relate well to the rest of the façade. ***Window pattern has been modified.***
4. Windows at east corner of north elevation out of scale. ***Window pattern has been modified.***

East Elevation

1. Incorporate more one-story masses; step building to make more pedestrian-friendly

***As a compromise, the trellis portales on the east elevation and the east end of the north elevation are now roofed, which establishes more significant single-story massing and appearance of stepbacks. Loss of square footage at the upper levels will negatively impact the essential functionality of the building.***

2. Create a courtyard at the northeast corner to make it more pedestrian-friendly, an opportunity for gathering space, and interpretative signage.

***The design intent is to anchor the northeast corner of the building, providing a strong relationship to the surroundings and the State Capitol. The loss of square footage to add a courtyard would negatively impact the essential functionality of the building. Plentiful pedestrian plazas are provided on the east and north sides of the building. As discussed at the hearing, the State is willing to consider installations under the east portal to memorialize the Don Gaspar bungalows.***

3. Door and windows at southeast corner is out of scale, maybe there should be less fenestration and more wall. Does it meet the 40% rule? Not enough substance to wall. Front mass (at tower) has more structure on the north elevation – use that as reference.

***Windows have been reduced and corrections made to ensure compliance with the 40% rule as depicted in the attached plans.***

We greatly appreciate the thoughtful comments presented by staff and the HDRB and believe the resulting design is compliant with the Design Standards per SFCC 14-5.2(M).

Please let me know if you have any questions or require additional information. Thank you.

Sincerely,



Jennifer Jenkins, Principal  
JenkinsGavin, Inc.