



October 03, 2025

Paul Duran
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Renovations and Additions
532 Calle Corvo

Dear Paul

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 532 Calle Corvo. This address is Lot #17 of the Hughes 2nd subdivision. Noted in Tracts of Land Surveyed for Mrs. J.K. Bangs Precinct 3 – Santa Fe, NM, September 23, 1949. Also noted in the Boundary Survey Plat prepared for the estate of Tony Chavez, Jr., dated January 15, 2015.

At the meeting of the Historic Districts Review Board on September 23, 2025, Case #2025-011108 532 Calle Corvo was reviewed, and the residence, garage, and southern wall were upgraded to “Contributing Status” with the east façade of each structure designated as the primary façade.

The Main Residence has a historic footprint of 1,619 sq. ft., and the Garage has a historic footprint of 362 sq. ft. All areas are measured as gross square footage.

The owners propose the following improvements to be considered by the Historic Districts Review Board:

- Removal of the existing non-historic front door of the residence and replacement with a new wood door in the existing opening.
- Removal of existing non-historic windows in the residence and replacement with exterior metal-clad wood windows in the existing openings. Color to be “Hemlock Green” by Sierra Pacific Windows.
- Removal of the existing 193 sq. ft. covered patio off the Master Bedroom and Bedroom 2.
- Addition of a new Family Room/Bedroom 2, and Portal for a total proposed area of 620 sq. ft., less the original Covered Portal 193 sq. ft., for a net area of the addition to the historic footprint of 421 sq. ft., which is less than 50% of the Main Residence historic footprint.
- Renovation of the existing Garage into a new bedroom within the historic footprint of 362 sq. ft. of the garage.

- Addition to the existing garage of a portal, entry area, closets, and a bathroom for the owner's family members. The addition has a total proposed area of 518 sq. ft., exceeding 50% of the historic footprint of the Garage by 337 sq. ft.
- Addition of a new 5'-0" tall yard wall with a gate along the north property line from the new Bedroom 2 to the renovated existing garage east façade.
- Removal of the non-historic tilting garage door from the east façade, but preserving the existing opening, allowing the opening to read as a historic opening.

The removal of windows and doors of a contributing structure requires a request for an exception per Section 14-5.2 (D) (5) (a)(i) 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.

Criteria for approval:

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

The owner contracted with Ra Patterson to conduct a Window and Door Survey for this project, which is referenced in this request. The proposed removal and replacement of existing doors and windows with modern wood doors and windows featuring a divided lite pattern will strengthen, rather than damage, the character of the district. The HDRB has previously approved new doors and windows for proposed renovations in neighboring properties. This renovation will enhance the streetscape by creating a residence that is more in harmony with its surroundings.

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

The proposed replacement of the main entry door will enable the residence to have a more modern door, enhancing its appearance and providing greater safety and security. The replacement of the highly inefficient 2 sets of storm windows allows the owner to have more energy-efficient window units for the residence while enhancing the residence and making it more in harmony with the streetscape.

- (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 door and window replacements work to strengthen the unique, heterogeneous character of the streetscape in the district. This request, when approved, will permit the Owner to continue residing within the historic district in a house that has been updated with modern, energy-efficient windows featuring divided lights, which will strengthen the character of the district.

The addition to the Garage primary east façade of less than 10'-0" 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.

- **The addition to the Contributing Garage** to the east primary façade that is less than 10'-0" is requested for a Bedroom addition and other facilities to accommodate the owner's family on the existing property.

Criteria for approval:

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

The proposed alterations will not damage the character of the district and will provide the owner with the space needed for their family on the property. The addition to the Garage is at the rear of the property, and the proposed renovations and addition to the main residence will limit the public visibility of the garage's east façade on the property.

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

The typical house for the timeframe had minimal bedrooms, and this residence, which is occupied by the owner and will not be placed in the short-term rental market, requires additional bedroom, closet, and bathroom space to accommodate their family. The proposed addition will provide the Owner with the necessary space for the residence to serve the needs of their family on this property in the district. The residence will remain in harmony with the neighborhood and its single-family character.

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

The proposed alterations will not affect the heterogeneous character of the city and the district. The proposed improvements are the best design option to serve the owners' needs while providing a unique separation of occupants within the residence, while maintaining quality open space within the courtyard between the main house and the additional bedroom suite on the property.

Exceeding the Garage's existing historic footprint and dimension of the primary façade 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 and dimension of the primary façade of the Garage** is requested for an addition of 504 SF, exceeding the Garage's historic footprint by 323 sq. ft., and the primary façade existing dimension by 10'-6" along the east façade.

Criteria for approval:

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

The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary amenities, enabling them to accommodate their family and continue residing in the historic district while meeting their needs.

- (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 space to occupy the residence and meet the needs of their family. The typical house for the timeframe had minimal bedrooms; therefore, this request will allow the owners to accommodate their family's needs.

This residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional bedrooms and bathroom to accommodate their family's needs.

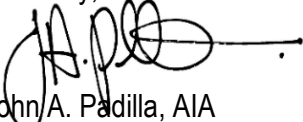
- (iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed addition strengthens and does not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not compromise the streetscape and will maintain the single-family residential character of the district.

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

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

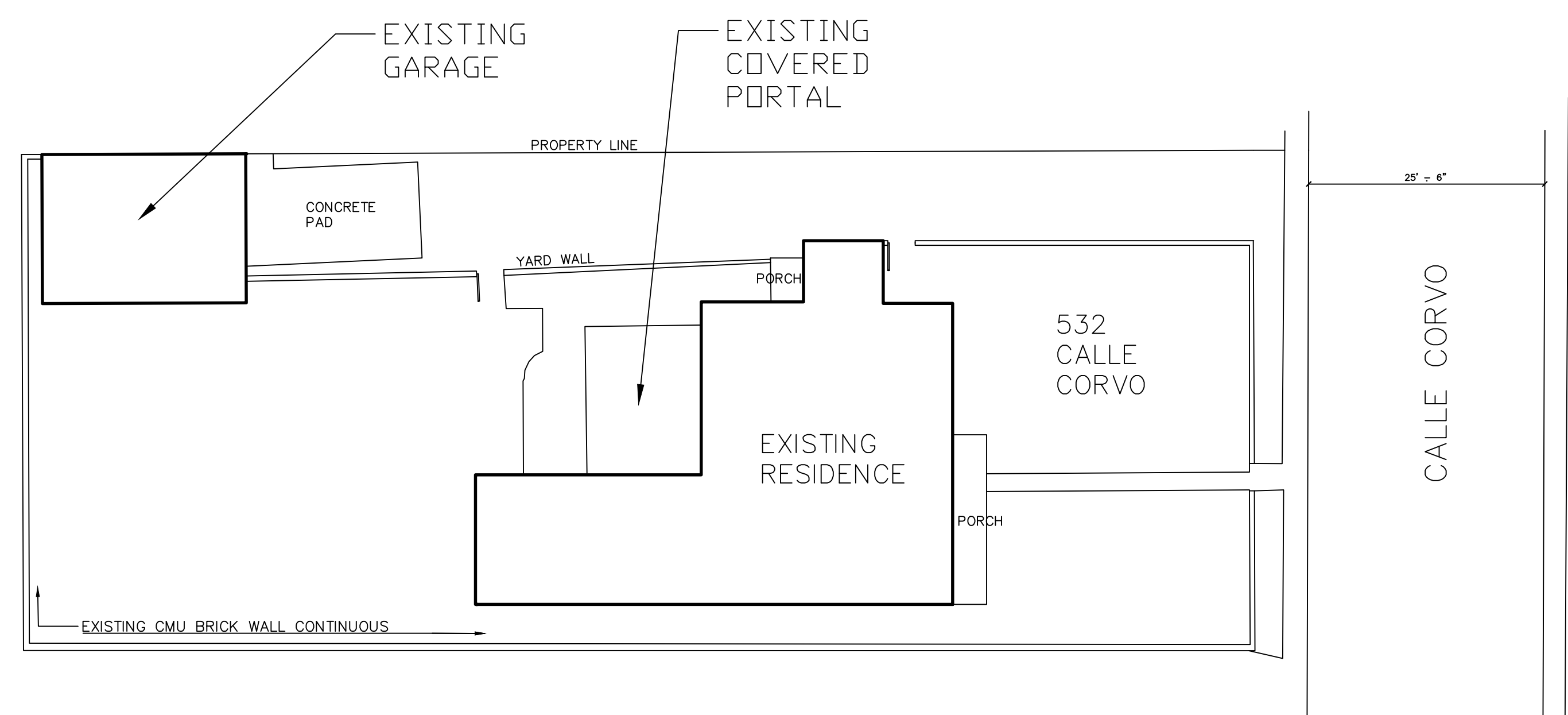
Sincerely,



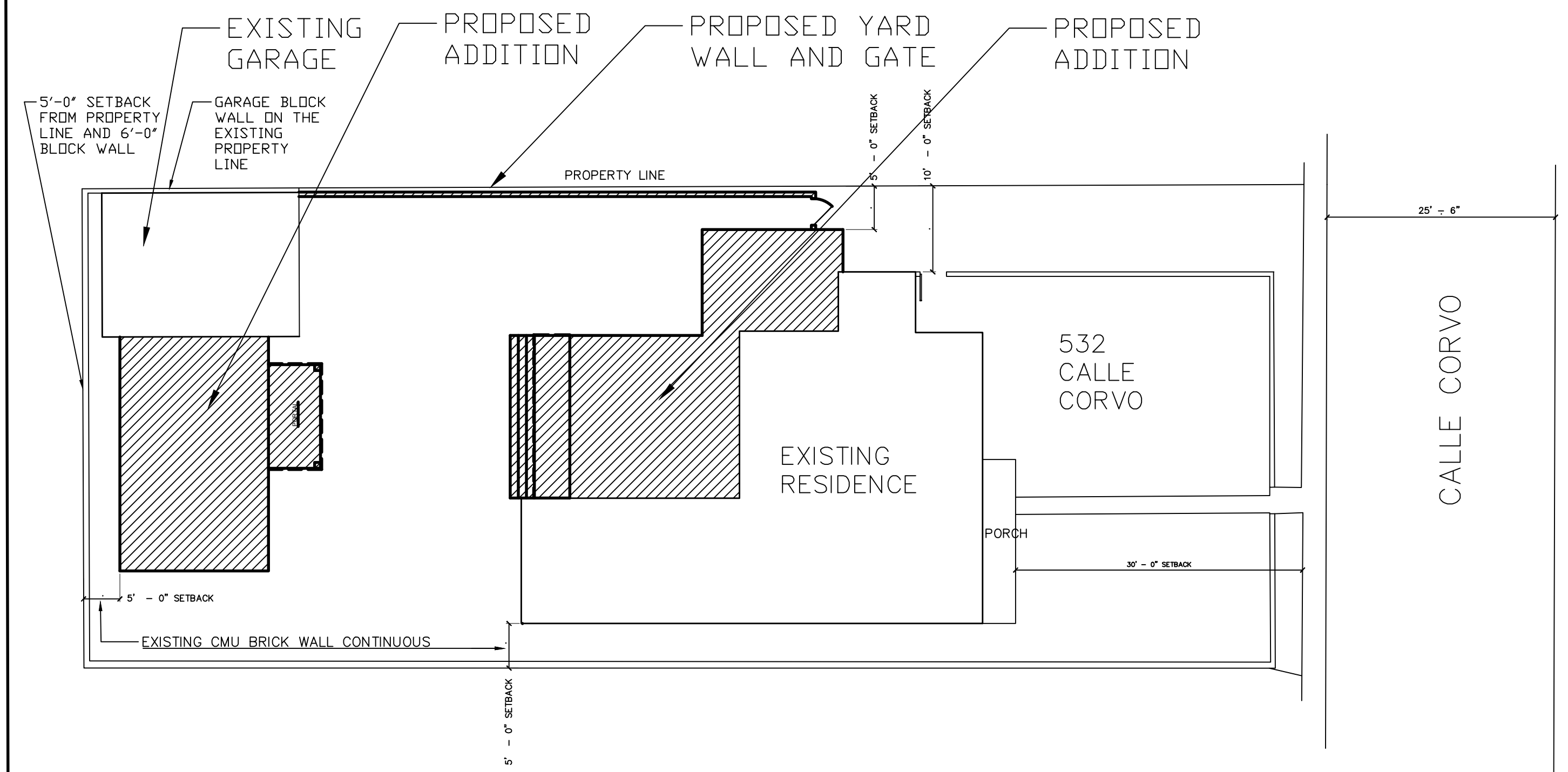
John A. Padilla, AIA
Architect

PROJECT NO.:	532 CC
ISSUE DATE:	10/06/2025
DRAWN BY:	JAO
CHECKED BY:	JAP
REVISIONS:	
NO:	DATE: DETAIL:

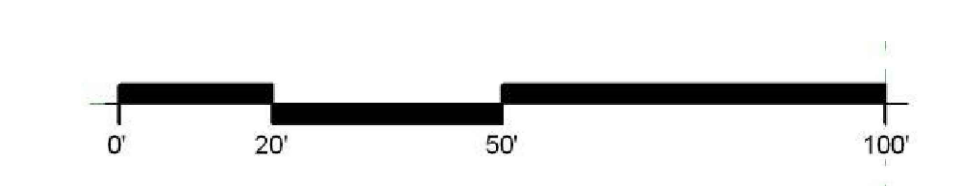
**EXISTING &
 PROPOSED
 SITE PLAN**



EXISTING SITE PLAN SCALE: 1' = 20' 9



PROPOSED SITE PLAN SCALE: 1' = 20' 1



GENERAL NOTES:

GENERAL:

1. REMOVE AND REPLACE ALL EXTERIOR WINDOWS AND DOORS
2. RE-STUCCO ENTIRE RESIDENCE

EXISTING FLOOR PLAN SHEET KEYED NOTES

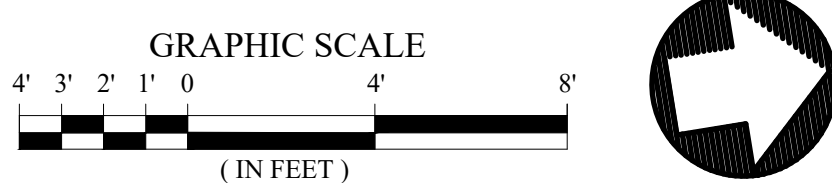
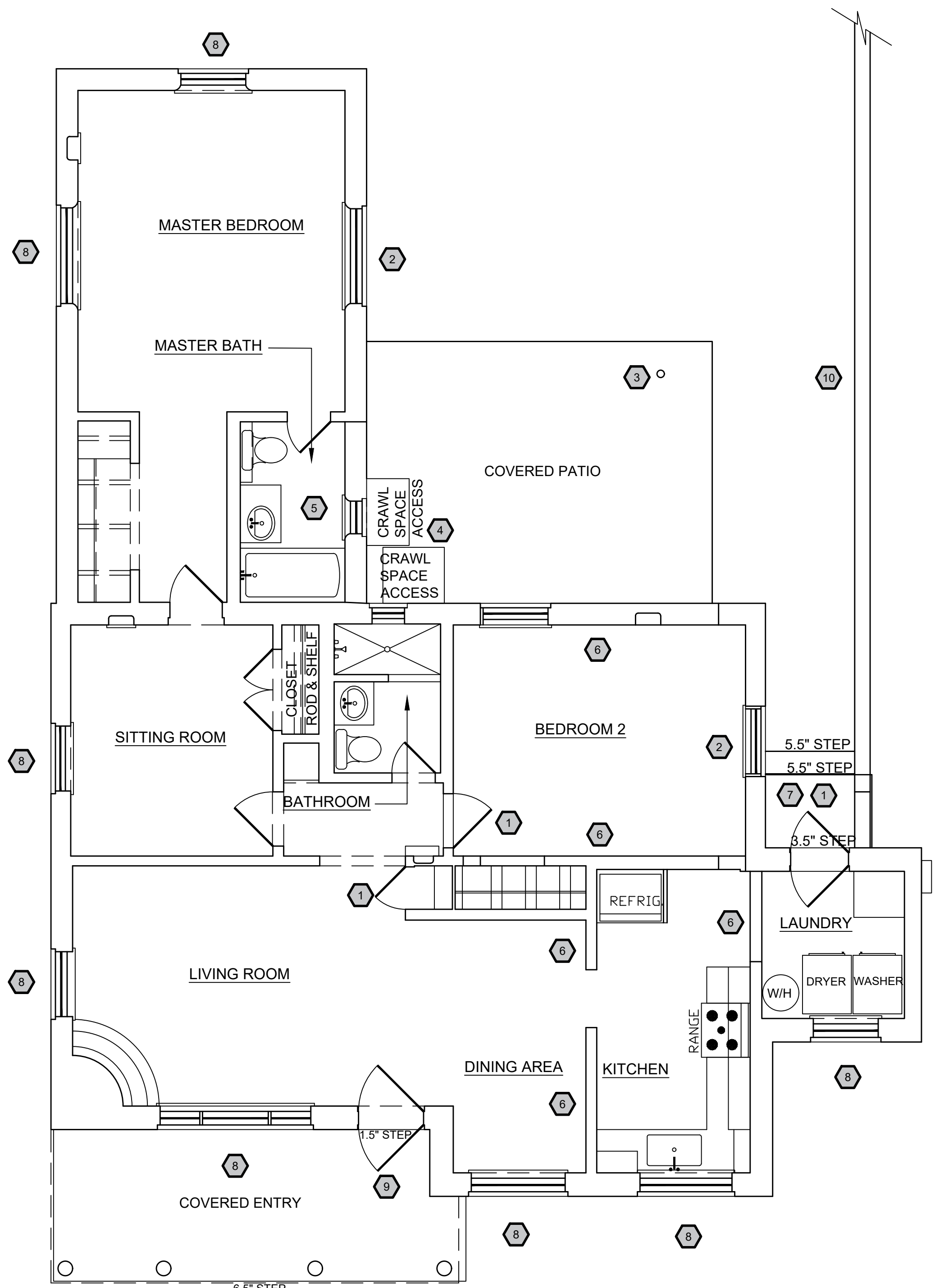
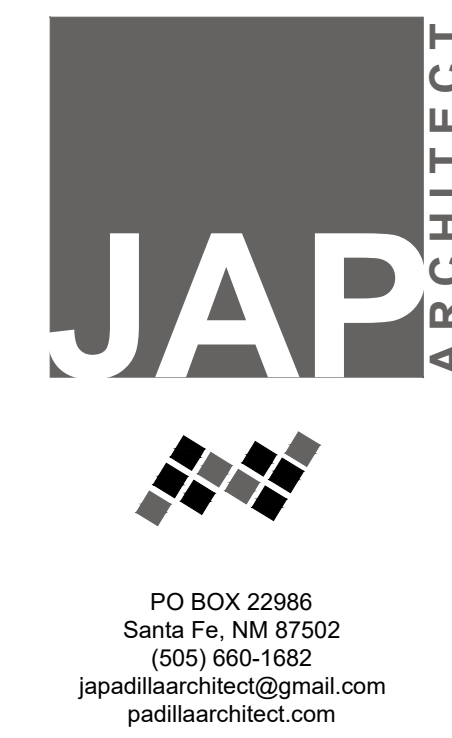
GENERAL:

1. REMOVE EXISTING DOOR
2. REMOVE EXISTING WINDOW
3. REMOVE EXISTING COVERED PATIO AND POSTS
4. REMOVE EXISTING CRAWL SPACE ACCESS DOOR TO NEW LOCATION
5. REMOVE EXISTING TUB, BATHROOM FIXTURES AND WALL
6. REMOVE EXISTING WALLS FOR NEW WALL OPENING
7. REMOVE EXISTING CONCRETE STEPS
8. REMOVE AND REPLACE WINDOW WITH SIMILAR
9. REMOVE AND REPLACE DOOR WITH SIMILAR
10. REMOVE EXISTING YARD WALL

PROPOSED FLOOR PLAN SHEET KEYED NOTES

GENERAL:

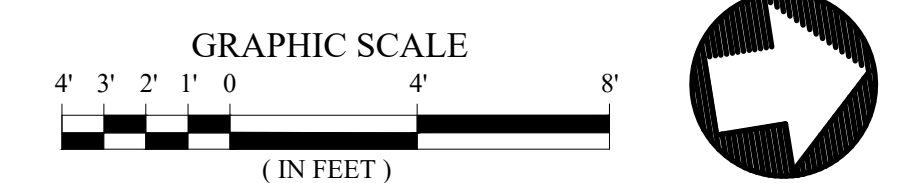
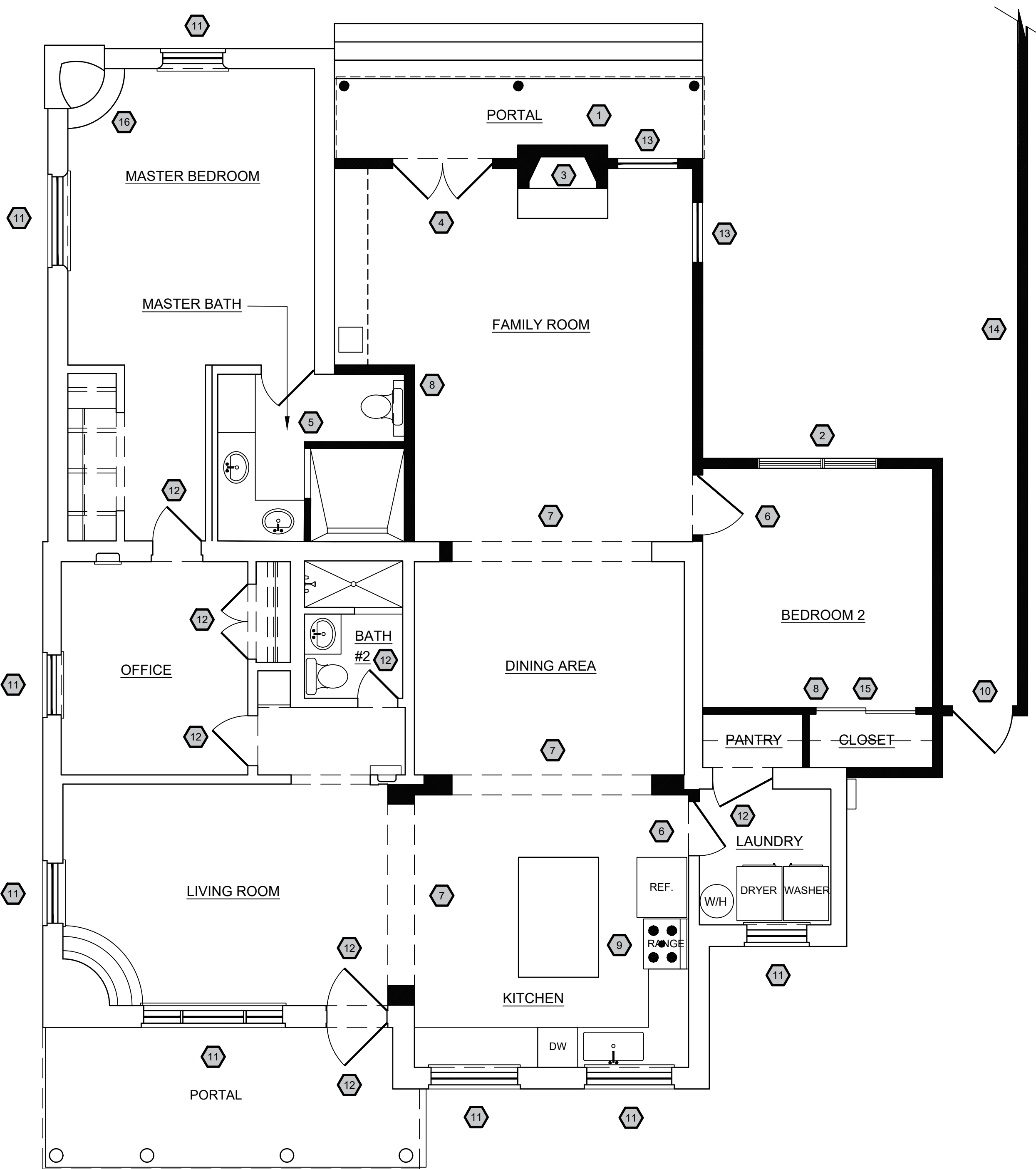
1. INSTALL NEW COVERED PATIO AND STEPS
2. INSTALL NEW WINDOW
3. INSTALL NEW FIREPLACE
4. INSTALL NEW 5' DOUBLE SWING FRENCH DOOR
5. INSTALL NEW MASTER BATHROOM: NEW WALL, WALK-IN SHOWER, COUNTERTOP, FIXTURES AND VANITY
6. INSTALL NEW 3' SINGLE SWING DOOR
7. INSTALL NEW WALL OPENING
8. INSTALL NEW INTERIOR WALLS
9. INSTALL NEW KITCHEN: CABINETS, COUNTERTOP, FIXTURES AND ISLAND
10. INSTALL NEW YARD WALL WITH 3' SINGLE SWING GATE
11. INSTALL NEW WINDOW
12. INSTALL NEW DOOR
13. INSTALL NEW 3' FIXED PATIO DOOR
14. INSTALL NEW YARD WALL
15. INSTALL NEW 5' SLIDING BI-PASS DOOR
16. INSTALL NEW FIREPLACE WITH BANCO



EXISTING FLOOR PLAN

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

9



PROPOSED FLOOR PLAN

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

1

RENOVATION AND ADDITION

532 CALLE CORYO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 10/06/2025
DRAWN BY: JAO
CHECKED BY: JAP

REVISIONS:
NO. DATE: DETAIL:

EXISTING & PROPOSED FLOOR PLAN

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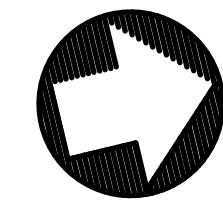
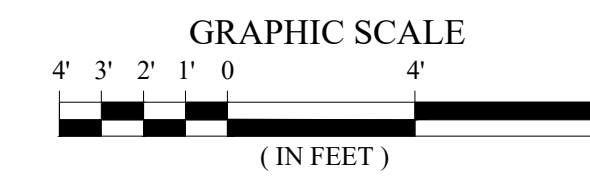
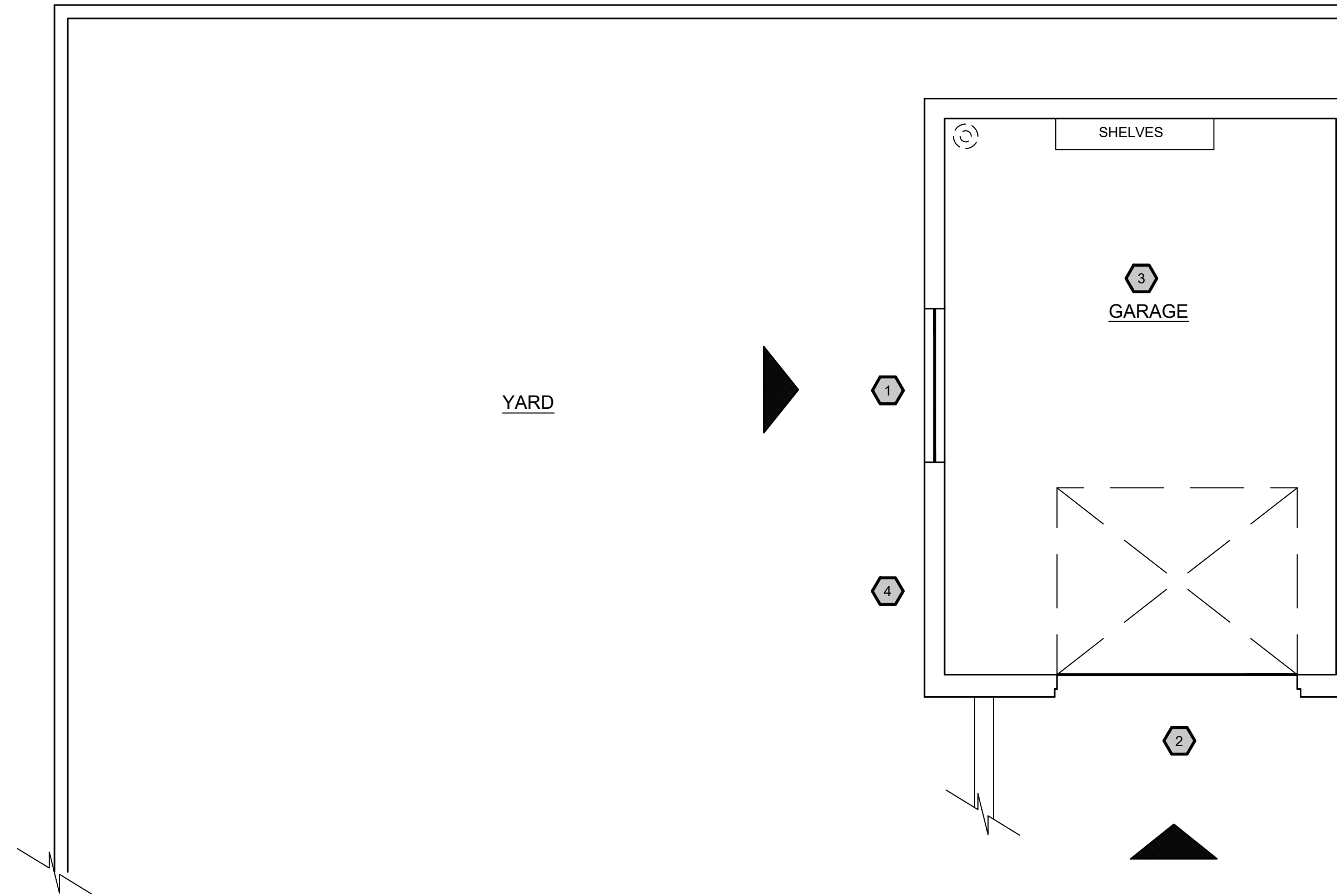
SHEET NO:

A1

EXISTING/DEMOLITION PLAN SHEET KEYED NOTES

GENERAL:

1. REMOVE EXISTING WINDOW
2. REMOVE EXISTING GARAGE DOOR AND PREP FOR NEW WINDOW
3. EXISTING CONCRETE FLOOR
4. EXISTING CMU WALLS WITH STUCCO FINISH



EXISTING GARAGE FLOOR PLAN

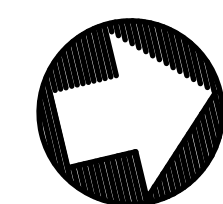
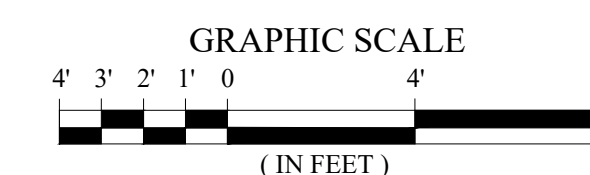
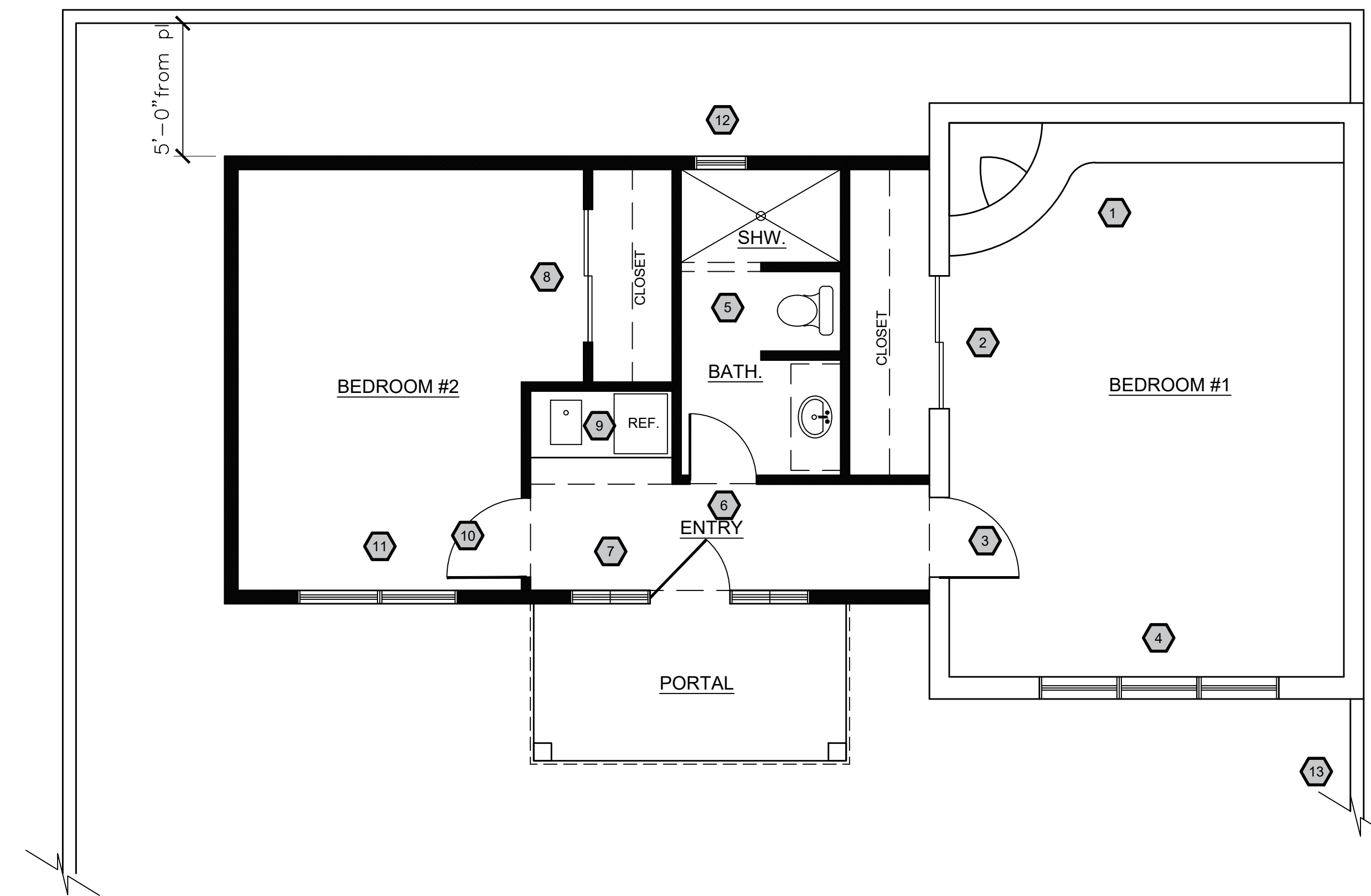
SCALE: 1/4" = 1'-0"

3

PROPOSED FLOOR PLAN SHEET KEYED NOTES

GENERAL:

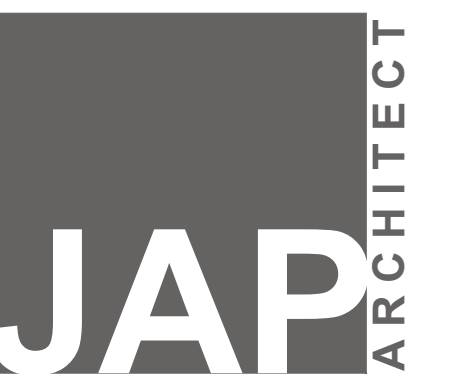
1. INSTALL NEW 18" BANCO W/ BUILT IN KIVA FIREPLACE
2. INSTALL NEW 5' X 6'8" SLIDING BI-PASS DOOR
3. INSTALL NEW 3' X 6'8" SINGLE SWING DOOR
4. INSTALL NEW 9'6 X 7' WINDOW WITH FIXED GLASS BELOW
5. INSTALL NEW WALK-IN SHOWER, TOILET AND 4' VANITY
6. INSTALL NEW 3' X 6'8" SINGLE SWING DOOR
7. INSTALL NEW 6' X 6'8" SINGLE SWING FRENCH DOOR WITH SIDELIGHTS
8. INSTALL NEW 5' X 6'8" SLIDING BI-PASS DOOR
9. INSTALL NEW BAR COUNTERTOP AND 20" SINK
10. INSTALL NEW 3' X 6'8" SINGLE SWING DOOR
11. INSTALL NEW 6' X 5' CASEMENT WINDOW
12. INSTALL NEW 2' WINDOW
13. INSTALL NEW 6' CMU YARD WALL WITH STUCCO



PROPOSED BEDROOM FLOOR PLAN

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

1



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padillaarchitect.com

RENOVATION AND
ADDITION
532 CALLE CORYO
SANTA FE, NM

PROJECT NO.: 532 CC

ISSUE DATE: 10/06/2025

DRAWN BY:

CHECKED BY:

REVISIONS:

NO.	DATE	DETAIL
09/28/25		REDLINES

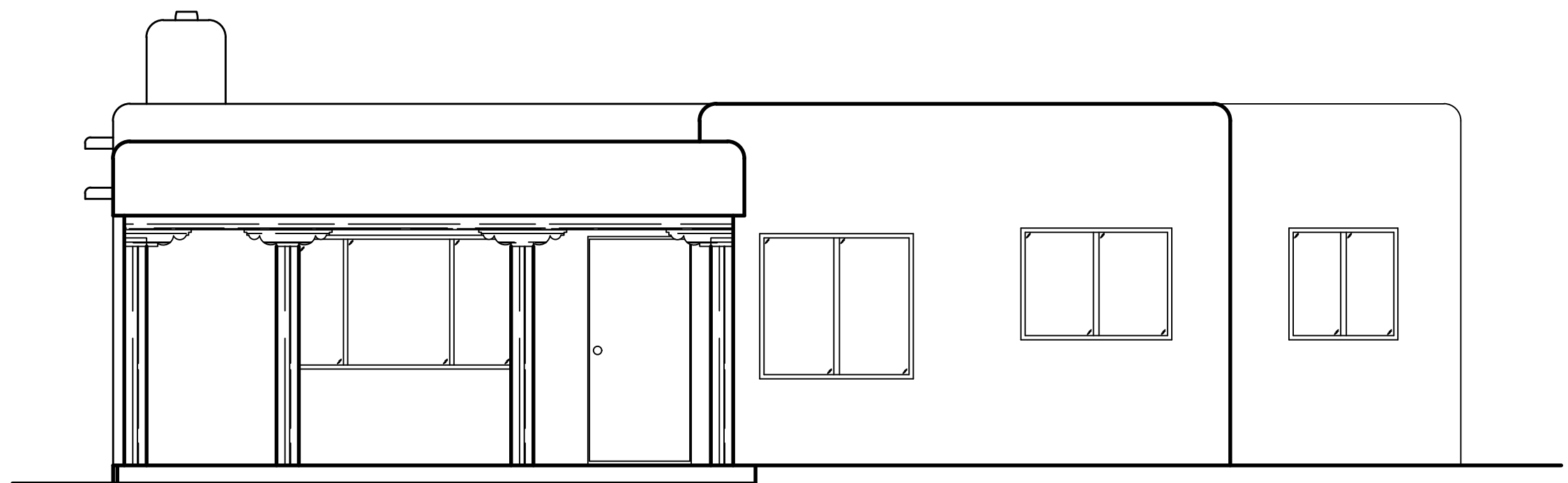
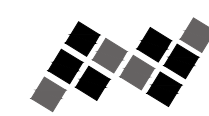
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EXISTING &
PROPOSED
FLOOR PLAN

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SHEET NO:

A2



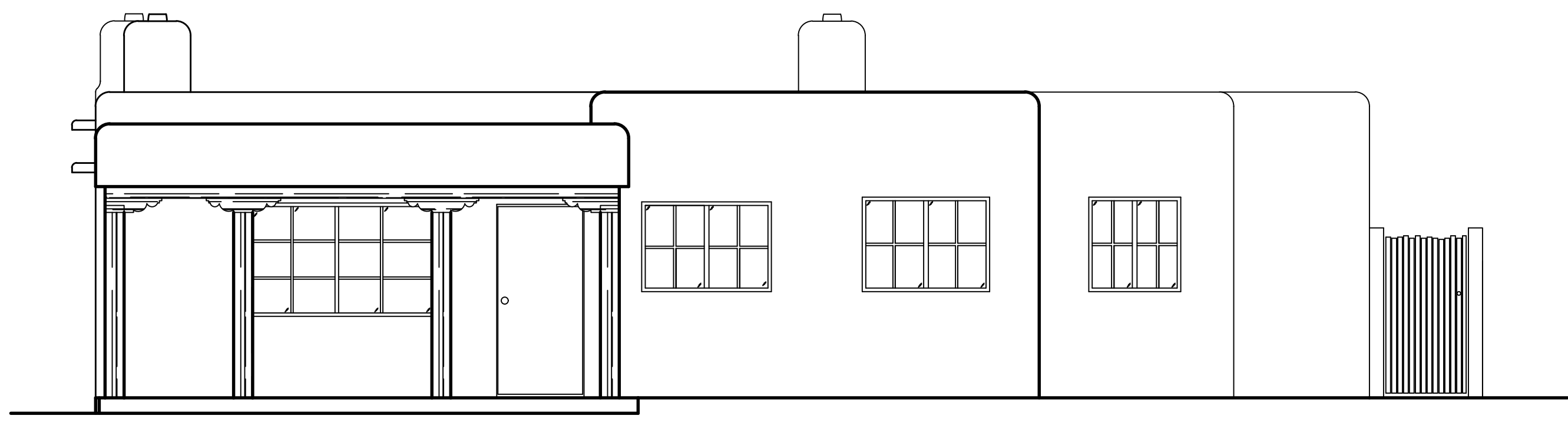
EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0" | 3

**RENOVATION AND
ADDITION**
532 CALLE CORYO
SANTA FE, NM

PROJECT NO.: 532 CC
ISSUE DATE: 10/06/2025
DRAWN BY: JAO
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:



PROPOSED EAST ELEVATION

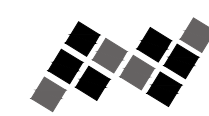
SCALE: 1/4" = 1'-0" | 1

SHEET TITLE:
**EXISTING
& PROPOSED
EAST
ELEVATION**

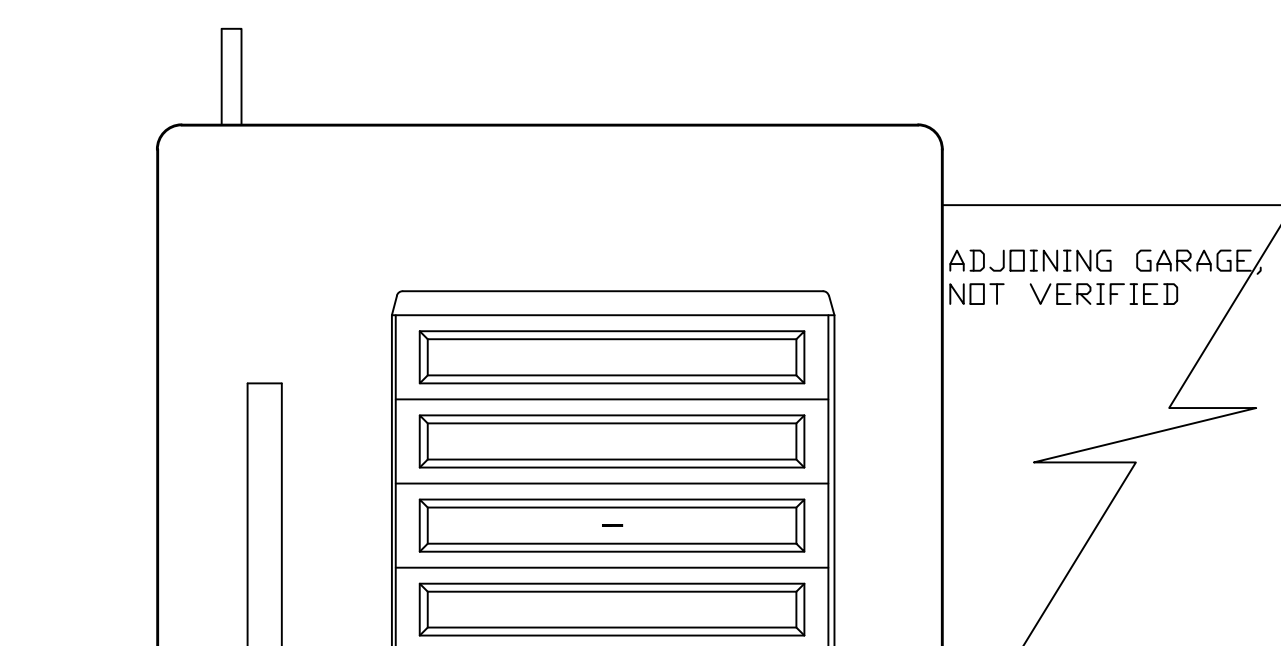
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A3



**RENOVATION AND
ADDITION**
532 CALLE CORYVO
SANTA FE, NM



EXISTING EAST ELEVATION GARAGE

SCALE: 1/4" = 1'-0" | 3

PROJECT NO.: 532 CC
ISSUE DATE: 10/06/2025
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CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:



PROPOSED EAST ELEVATION BEDROOMS

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

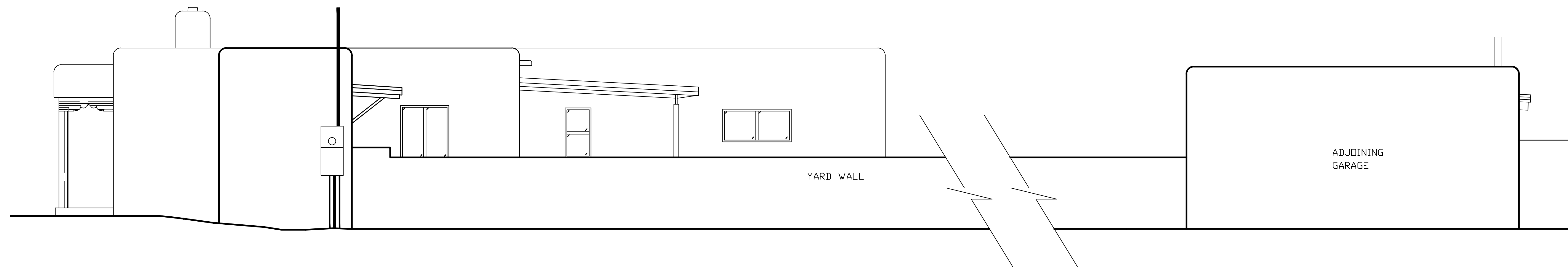
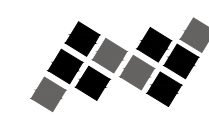
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**ADU -
EXISTING
& PROPOSED
EAST
ELEVATION**

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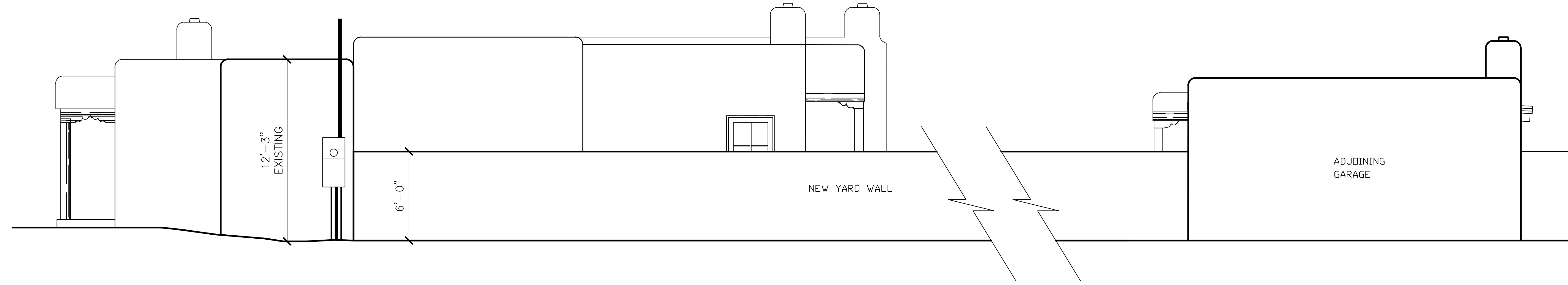
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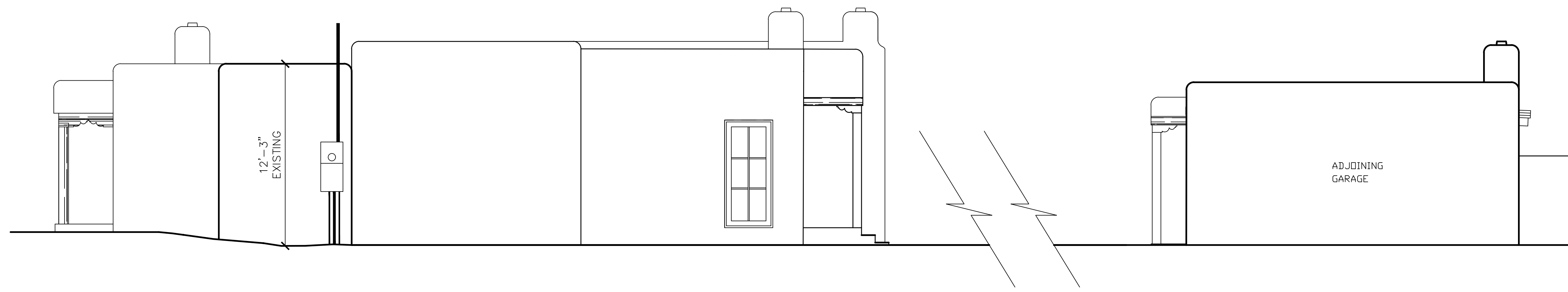
EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0" | 3



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0" | 2



PROPOSED NORTH ELEVATION - W/O YARD WALL

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

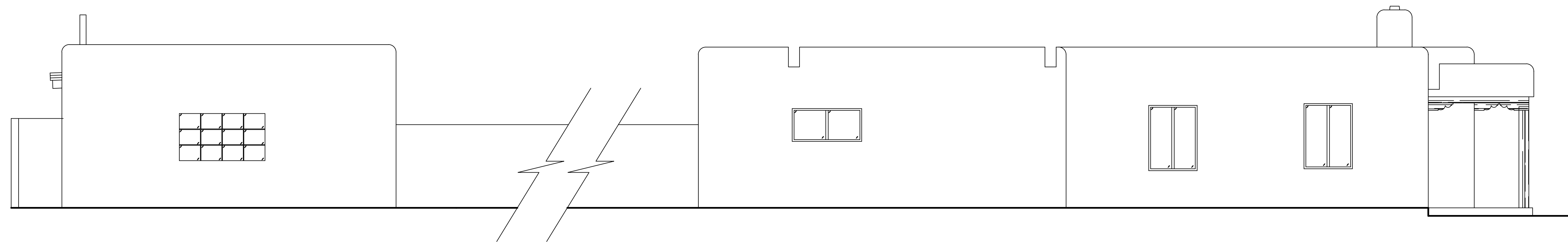
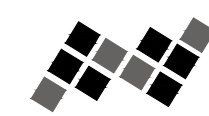
PROJECT NO.:	532 CC
ISSUE DATE:	10/06/2025
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SHEET TITLE:
**EXISTING
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NORTH
ELEVATION**

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SHEET NO:

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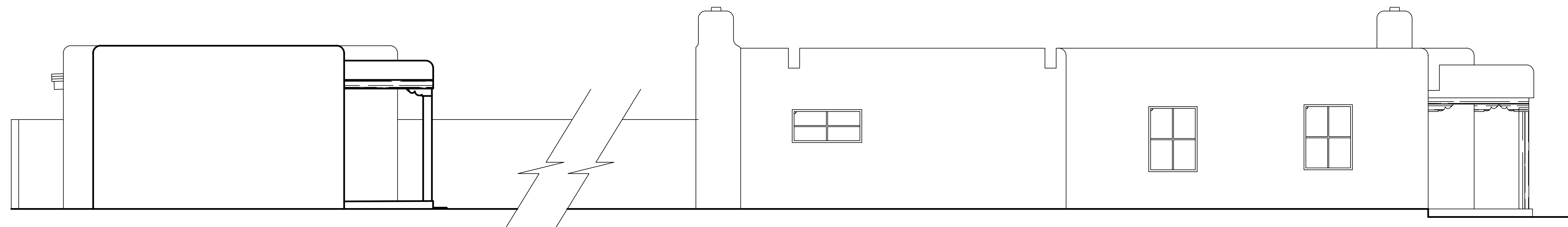
EXISTING SOUTH ELEVATION

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

3

**RENOVATION AND
ADDITION**

532 CALLE CORYVO
SANTA FE, NM



PROPOSED SOUTH ELEVATION

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

1

PROJECT NO.: 532 CC
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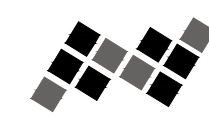
REVISIONS:
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SHEET TITLE:
**EXISTING
& PROPOSED
SOUTH
ELEVATION**

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SHEET NO:

A3.3



**RENOVATION AND
ADDITION**
532 CALLE CORYO
SANTA FE, NM



EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0" | 3



PROJECT NO.:	532 CC
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& PROPOSED
WEST
ELEVATION**

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SHEET NO:



PROPOSED WEST ELEVATION

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

A3.2