



To: HPD Staff, City of Santa Fe
Re: 521 Calle Corvo Remodel
February 5, 2026

Dear HPD Staff & to whom it may concern,

Please see the following letter describing our case and application for the remodel of a single family residence on 521 Calle Corvo. The letter is organized as follows:

1. Brief history & context
2. Overall vision
3. Proposed details
4. Exceptions requested

Brief history & context:

Full address: 521 Calle Corvo, Santa Fe, NM 87501
District: East Side Historic District
Architectural Style: Territorial Revival
Status: Contributing
Primary Facades: Designated, see board action letter attached

The home was originally part of the 'Hughes Second Subdivision' established in 1940. The home itself was built in 1942. See attached HCPI report by John Murphey for full historic details.

Today, the building features a mixture of new and old windows, conforming and nonconforming - all improvements performed out of permit over the years. Some windows are original divided lite single pane wood windows, others are more recent aluminum and vinyl solutions.

Overall vision:

The goal of the design team and the client is to breathe new life into a beautiful historic structure that the owner couple has purchased in order to live near their children, who plan to marry and have children of their own soon. This will be the owners' full time home, so they are investing a large amount of their retirement savings to make it worthy of the next 30 years of life, and a meaningful contribution to the neighborhood - an area that has benefited from many recent thoughtful remodels.



Proposed details:

The proposed remodel would include:

- a small new addition of heated space (348 SF) to the north west corner of the structure
- reworking some roof and parapet elements to accommodate ceiling height changes. We do not propose to encroach on our height limit of 16'-4", per our staff analysis.
- a complete exterior envelope package, including:
 - new stucco
 - new metal clad wood frame windows, see architectural elevations
 - new TPO or sim. Roof, colors to comply
 - new exterior wood stains
- See color swatches at end of document for reference

**A note on the existing brick coping:* we propose to keep all of the existing brick coping on the primary facades, and to continue it back on the east and west sides as far as possible before the areas of significant addition/remodel begin, where we propose to end the coping and continue with a standard Santa Fe-style stucco parapet detail.

**A note on the window design:* since the windows have been replaced ad-hoc and without a cohesive design approach, it is our goal to unify the exterior appearance of all of the windows, while also improving durability, energy efficiency, and readiness to last another few decades. Though there are larger glass openings on the north, hidden facade, the southern primary facade design fully embodies the design principles of the district and the streetscape. Because we would like to upgrade the window package on a primary facade, we will need to request the following outlined exceptions.

Exceptions requested:

1) Exception to 14-4.6(G)(4)(I) Downtown and Eastside Historic District Design Standards: The applicant requests an exception to (I) Windows, Doors, and Other Architectural Features for all facades of significant and landmark structures and for the primary facades of contributing structures : (a) 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. (b) No opening shall be widened or narrowed. (c) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence. (d) No existing opening shall be closed.

1. We believe the proposed new window package not only prevents any damage to the district, but actually brings the house into better compliance with the district's design values, most specifically relating to the divided-lite windows. You will see in our proposed elevations that the eastern most window on the south facade, window unit "C" (see elevations), was at some point replaced with a picture window.
2. The hardship inflicted on the client by having to repair all of the existing windows rather than replace them with windows of today's construction & energy standards is multifold.



In the case of this particular house, the first hardship is a tandem issue of energy and finances. The thermal and air infiltration of new windows is substantially better than windows made between 1940-1980, which is the approximate range of units we're dealing with. The notion of repairing the disjointed set of windows on the south facade, just for them to ultimately cost the owner more through energy-loss, is an undue hardship that can be easily avoided. From the perspective of design congruence and the ultimate durability of the whole window system, it would also be silly to replace the rest of the windows, which are permitted to be changed, and not those of the southern facade. Anyone familiar with Santa Fe's climate and strong sun knows that metal clad windows are a standard here due to metal's ability to resist the sun and extreme dryness, especially on southern facades.

3. In terms of design options, the alternative to the proposed full window package would be to somehow repair or replace in-kind the windows that are existing - windows that wouldn't comply with the HPD standards to begin with, like window "C." Rather than play that game, we believe it's the most reasonable option to allow a full new window package, during which previously made design anomalies and compliance issues would be ironed-out in one fell swoop, whilst enhancing the beauty of the streetscape and enabling the owners to inhabit the district comfortably. This will ultimately contribute to the district's longevity (which suffers from many second-home-ers (empty houses), lack of young families, etc.) via their investment and full-time presence.

2) Exception to 14-4.6(G)(4)(II)(a) Downtown and Eastside Historic District Design Standards:
(a) 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. Replacement of the terracotta portal.

1. We believe the metal roof and the terra cotta roof share a similar level of importance when it comes to authentically representing the history of NM. While Terra Cotta is a historic material in many parts of the world, it was always used as a superficial material in NM and CA to trigger a Mediterranean look and feel. Truthfully, metal roofs have a much longer history in our region, where they have been regularly used for hundreds of years. Especially studying the history of northern New Mexican architecture, you will find much more metal roofing than terra cotta tiles, probably due to metal's much enhanced durability-to-price ratio. Secondly, in terms of the district's character and the typical material palettes, one can find many instances of territorial brick coping on the parapets, paired with metal awnings over portals, etc. This palette is exactly what we suggest.
2. Terra cotta is unfortunately a very brittle material and susceptible to impact damage as well as freeze-thaw expansion damage. Terra cotta was never meant to be used on roofs where snow loads are expected, though it can endure lots of sunlight. Our terra cotta roof eave detailing is also often not done well, which has led to water damage below on the carrying wood structure. A metal roof would give us the chance to properly flash the assembly, as well as install metal gutters to keep water away from the entry and foundation of the house. It would be an undue hardship on the owner not to be able to



improve the building assembly in this way, especially considering the expense of roof and water damage in the future.

3. Needless to say, the only other option here is to leave the terra cotta roof as it is. While we understand the primary facade nature of the portal, the metal roof seems like a reasonable solution to improving the longevity of the house, maintaining and improving the character of the district, and ensuring the occupants are able to remain in the historic district, contributing to its longevity and quality as a neighborhood. Attempts to modify the terra cotta roof to perform better according to the grievances above also may not result in an architecturally pleasing outcome, which we believe the HPD would not appreciate, and why we suggest it be avoided.

COLOR SWATCHES:

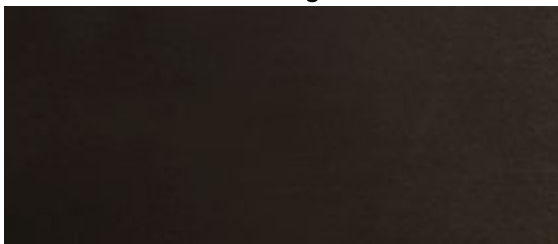
- Stucco color: “**Suede**” by STO



Suede

29 01006

- Door & Window cladding color: “**Dark Bronze**”





- Front door & Garage - paint to color match window cladding above
- Exposed wood stain color: **“Dark Walnut,” “Espresso,”** or Sim.



Thank you for your time and review. Please contact us if you have any questions, or if we can provide any additional material or detail.

Sincerely,

Rajah Bose

Principal Architect, studioBOSE

Attachments:

- Architectural drawings
- Photo exhibit of existing home
- HCPI document by historian John Murphey
- Previous Board Action Letter



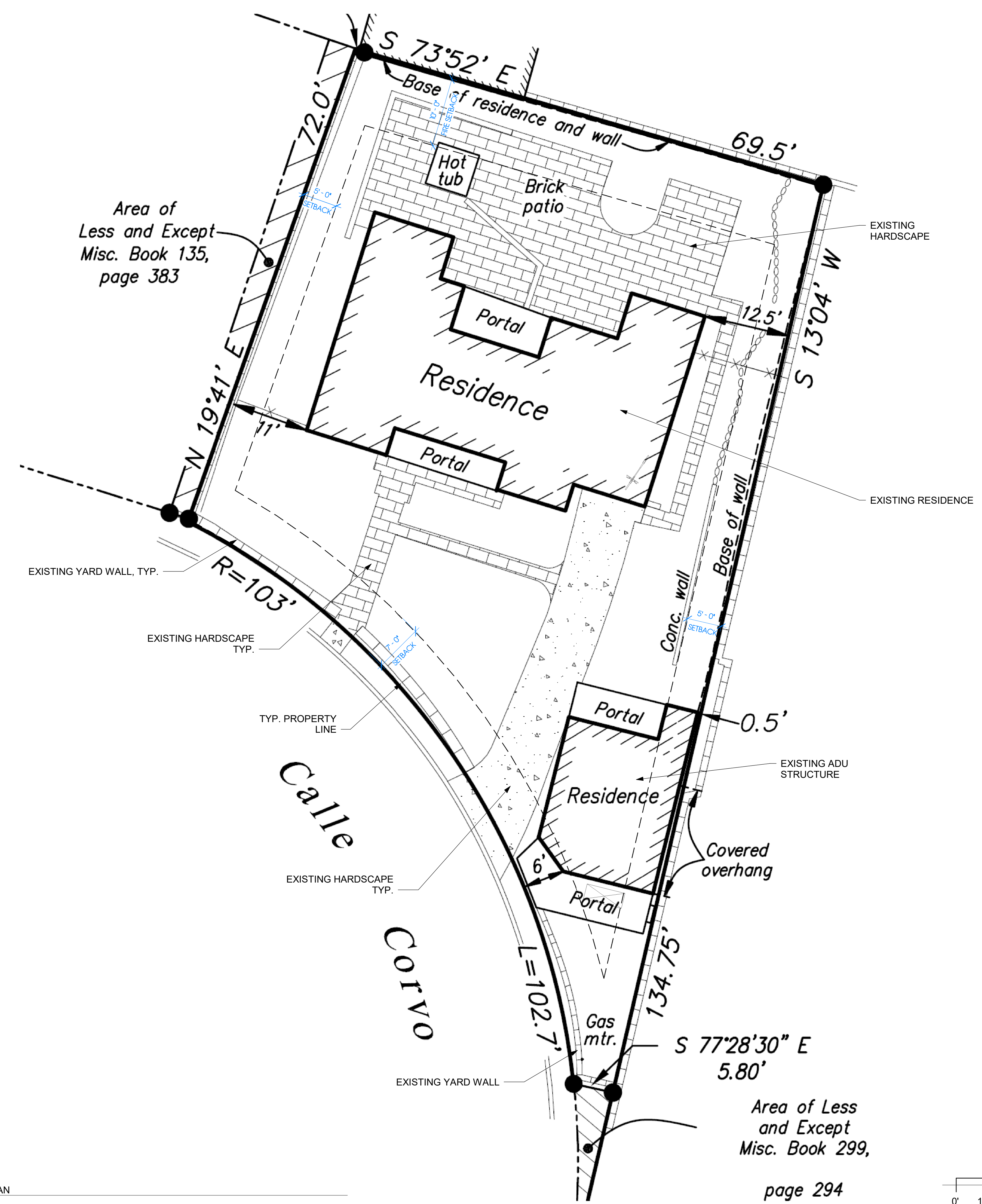
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CALLE CORVO REMODEL

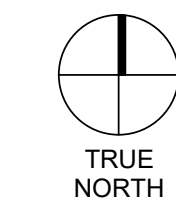
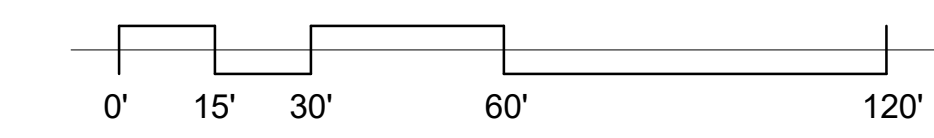
521 & 521A CALLE CORVO
SANTA FE, NM 87501

**NOT FOR
CONSTRUCTION**



① EXISTING SITE PLAN
1/8" = 1'-0"

Area of Less
and Except
Misc. Book 299,
page 294



No.	Revision	Date

EXISTING SITE PLAN

Date 2-16-2026

Drawn By RMB

G-1.0

Scale 1/8" = 1'-0"
Print Size: 24" X 36"



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CALLE CORVO REMODEL

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SANTA FE, NM 87501

**NOT FOR
CONSTRUCTION**

No. Revision Date

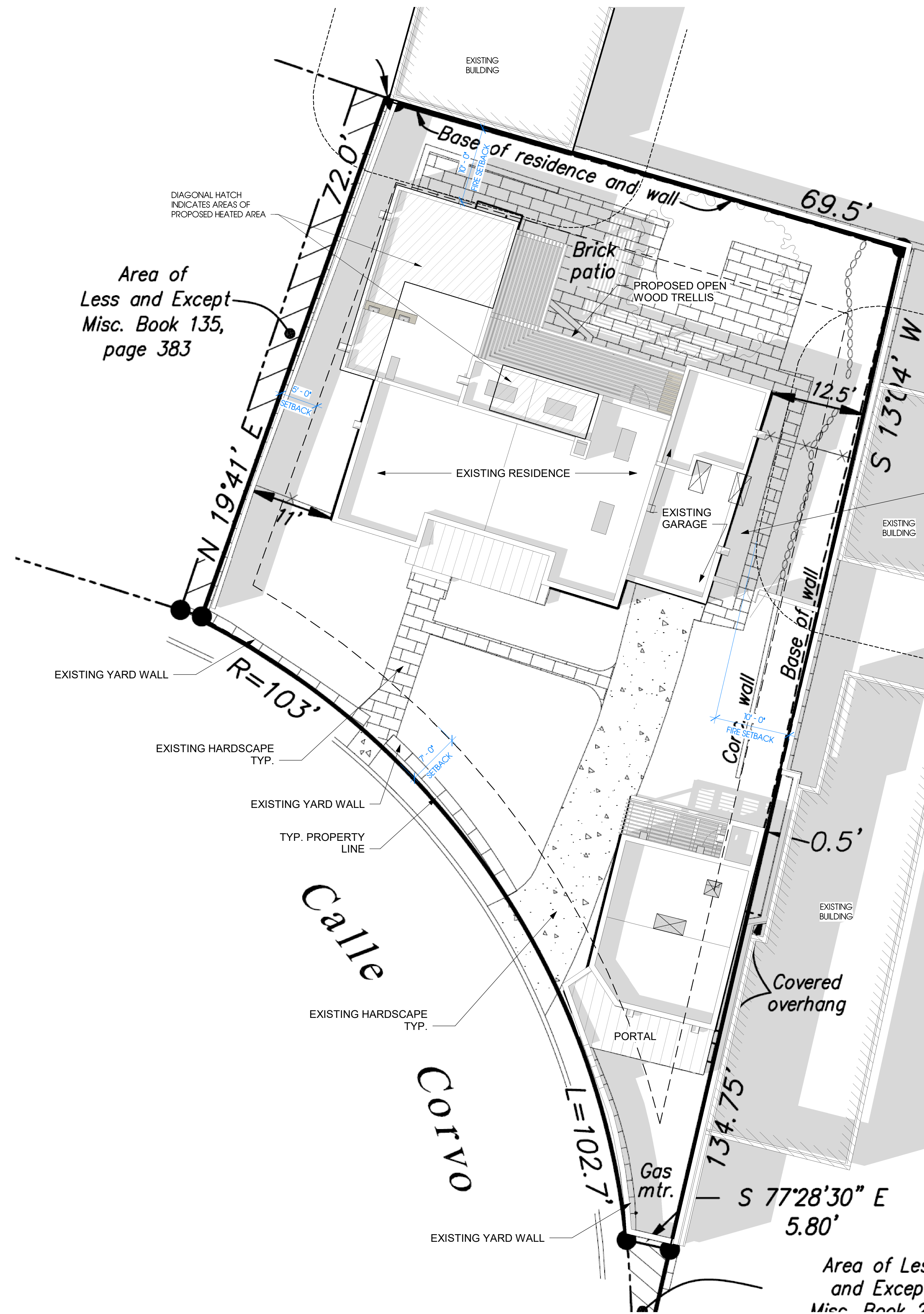
PROPOSED SITE PLAN

Date 2-16-2026

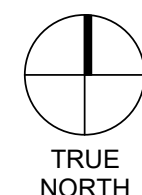
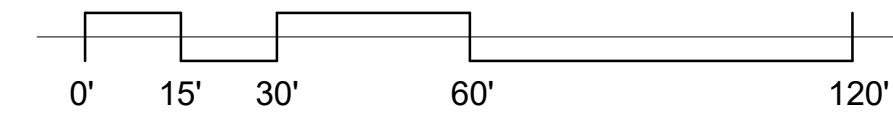
Drawn By RMB

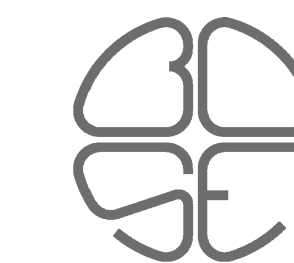
G-1.1

Scale 1/8" = 1'-0"
Print Size: 24" X 36"



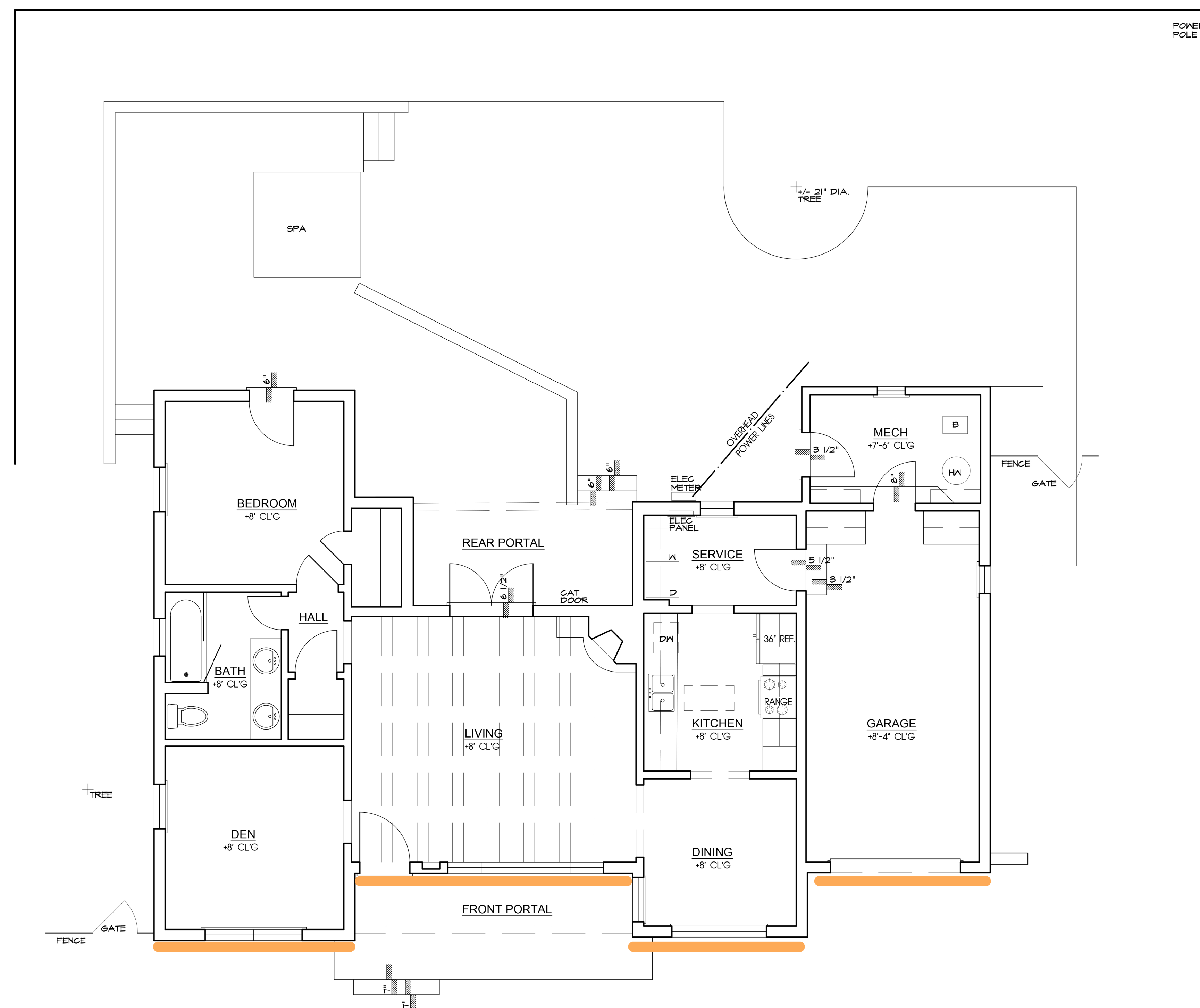
① PROPOSED SITE PLAN
1/8" = 1'-0"





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EXISTING FLOOR PLAN
"DESIGNATED PRIMARY FACADES" INDICATED BY ORANGE LINE

CALLE CORVO REMODEL

521 & 521A CALLE CORVO
SANTA FE, NM 87501

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No.	Revision	Date

EXISTING FLOOR PLAN

Date 2-16-2026

Drawn By RMB

A-1.1

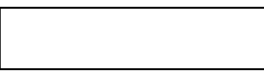
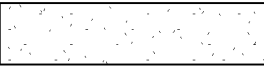


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Print Size: 24" X 36"

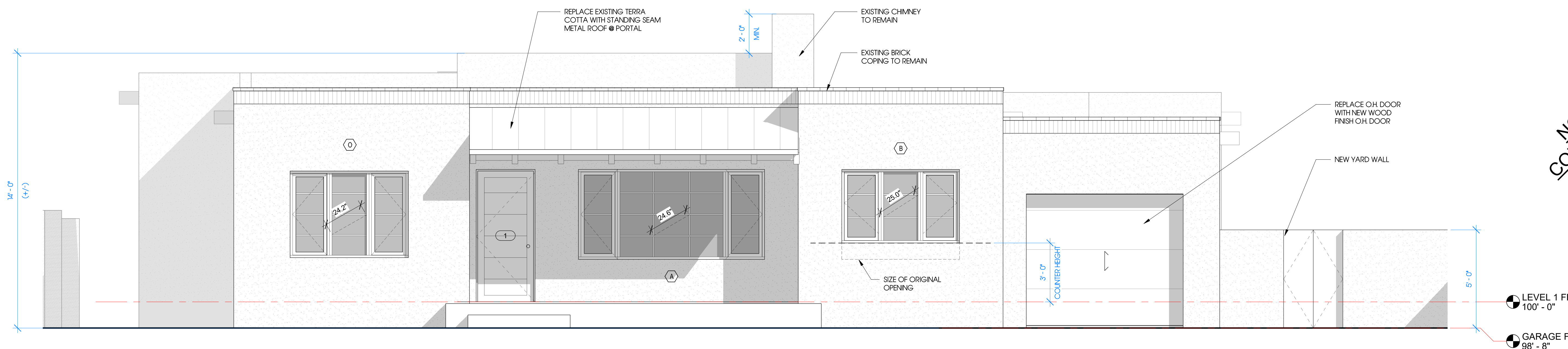
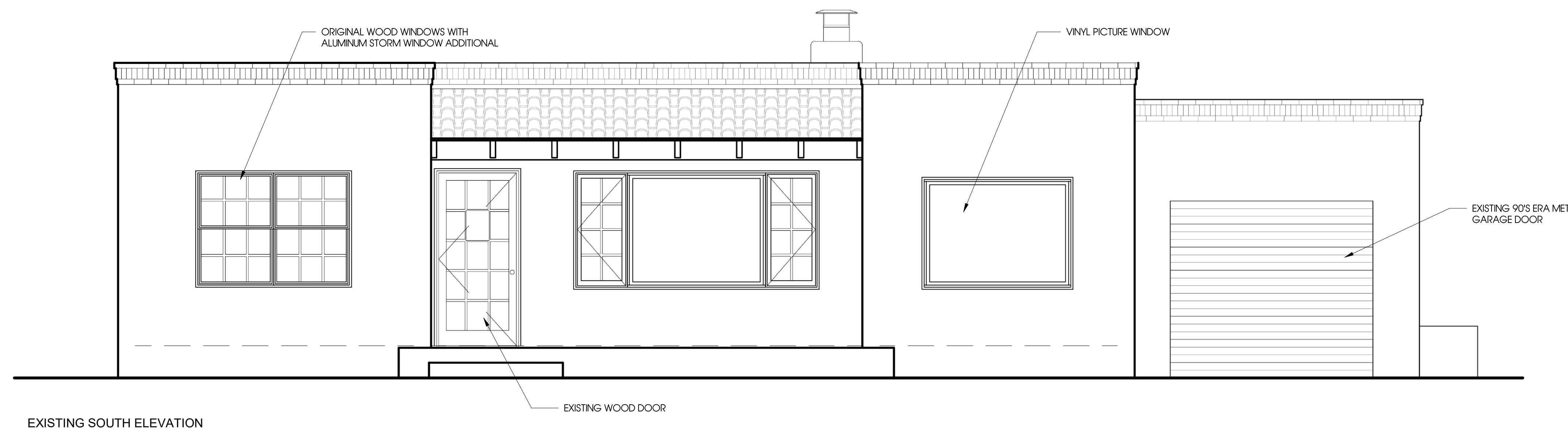


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EXTERIOR MATERIAL LEGEND

-  WOOD/ PAINTED METAL
-  STUCCO
-  GLASS
-  STANDING SEAM METAL ROOF



① SOUTH ELEVATION (PRIMARY FACADES)
3/8" = 1'-0"

CALLE CORVO REMODEL
521 & 521A CALLE CORVO
SANTA FE, NM 87501

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No.	Revision	Date

PROPOSED SOUTH ELEVATION

Date	2-16-2026
Drawn By	RMB

A-3.1

Scale	As indicated
Print Size:	24" X 36"

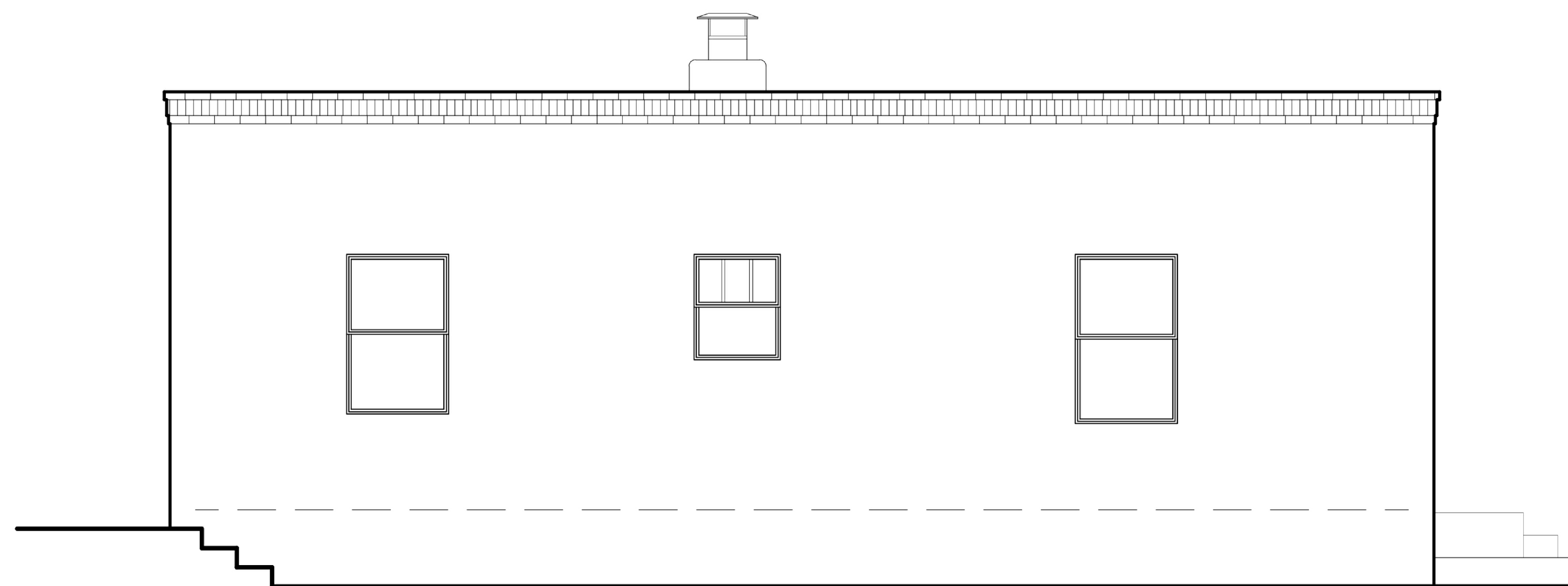


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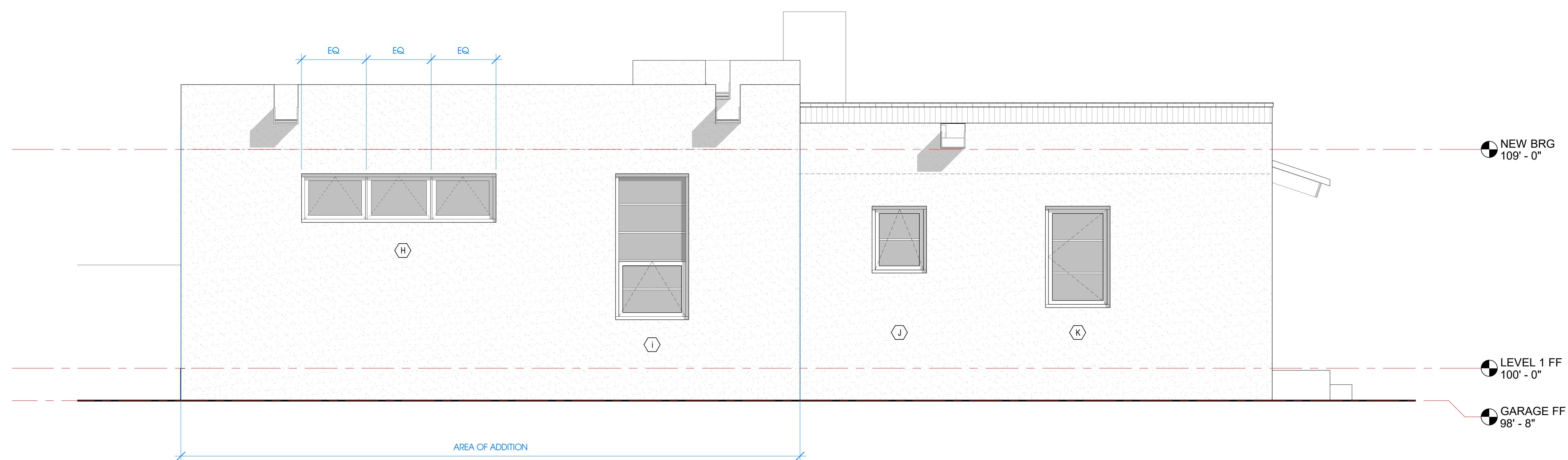
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CALLE CORVO REMODEL

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EXISTING WEST ELEVATION



1 PROPOSED WEST ELEVATION
3/8" = 1'-0"

**NOT FOR
CONSTRUCTION**

No.	Revision	Date
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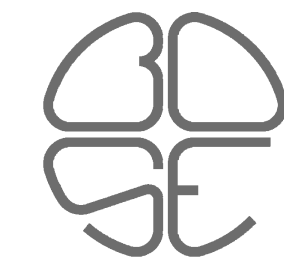
PROPOSED WEST
ELEVATION

Date	2-16-2026
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Drawn By	RMB
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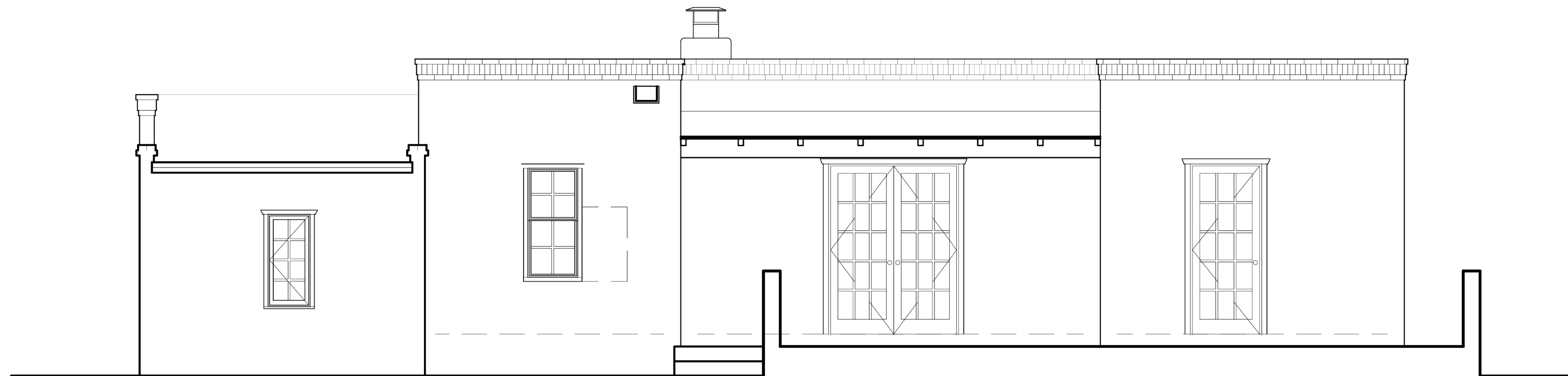
A-3.2

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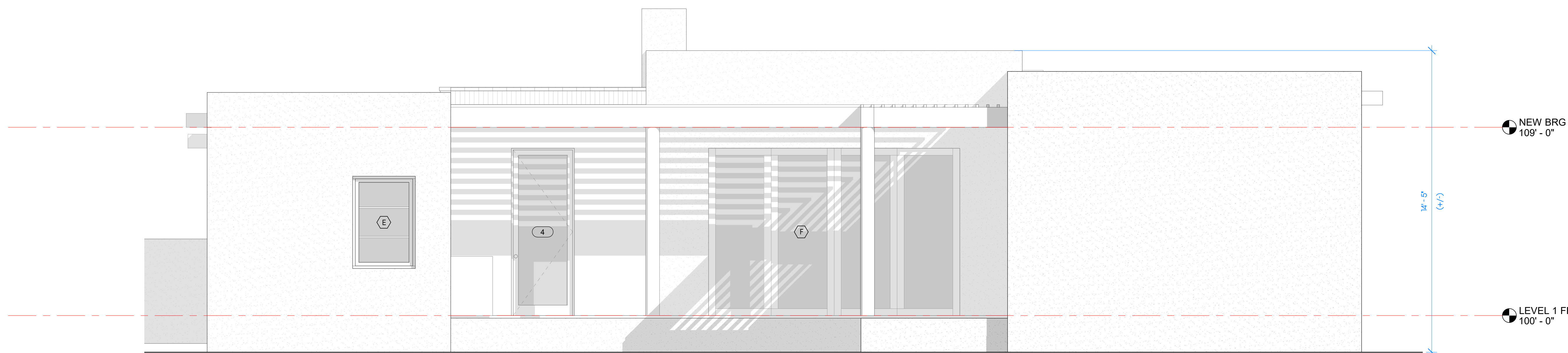


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EXISTING NORTH ELEVATION



1 PROPOSED NORTH ELEVATION
3/8" = 1'-0"

CALLE CORVO REMODEL

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SANTA FE, NM 87501

NOT FOR
CONSTRUCTION

No. Revision Date

PROPOSED NORTH
ELEVATION

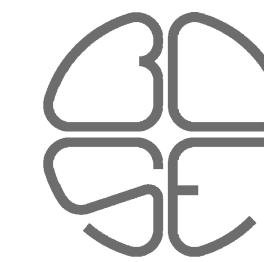
Date 2-16-2026

Drawn By RMB

A-3.3

Scale 3/8" = 1'-0"

Print Size: 24" X 36"



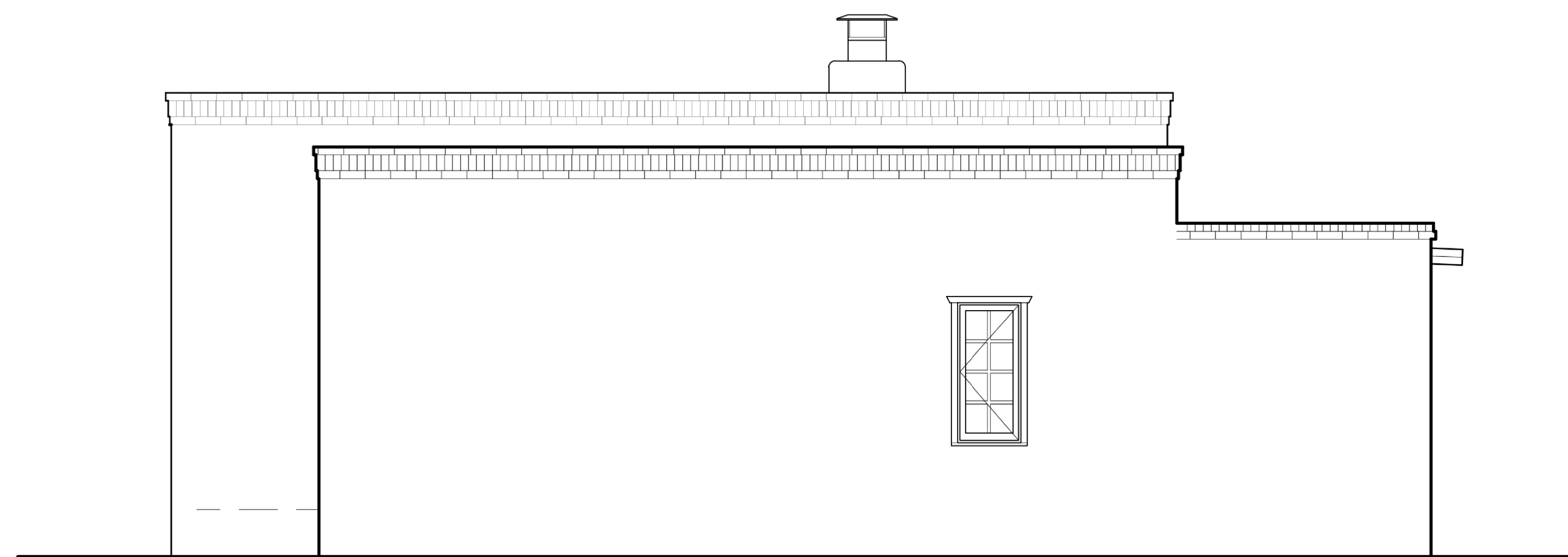
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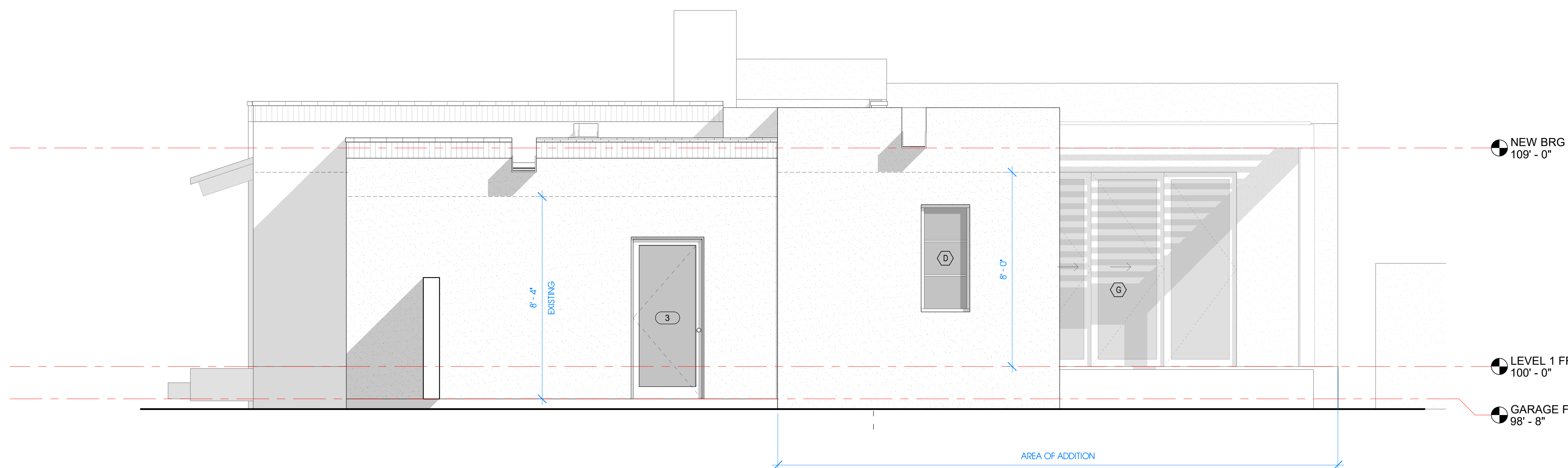
CALLE CORVO REMODEL

521 & 521A CALLE CORVO
SANTA FE, NM 87501

**NOT FOR
CONSTRUCTION**



EXISTING EAST ELEVATION



1 PROPOSED EAST ELEVATION
3/8" = 1'-0"

No.	Revision	Date
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PROPOSED EAST
ELEVATION

Date	2-16-2026
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Drawn By	RMB
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A-3.4

Scale	3/8" = 1'-0"
Print Size:	24" X 36"



Pinnacle Casement & Awning

Features and Benefits

- The warmth and beauty of Clear Select Pine, Douglas Fir or Natural Alder; can be painted or stained
- Clad units offer a strong, durable extruded aluminum sash and frame for low maintenance; primed units offer the traditional appearance where the trim and exterior sash are cellular PVC
- Glass is replaceable in case of damage
- 2" thick sash adds beauty and increases insulating value
- Exterior tape glazing slows conduction of heat/cold through edge of glass; two beads of silicone ensure a water tight seal that creates three seals between glass and sash
- Single lever, sequential, multi-point lock for sleek look and easy operation



- Adjustable concealed hinge system ensures smooth operation



- 1-1/4" jamb creates unmatched strength and stability
- Silicone-injected frame corners create a stronger and more attractive joint

Sizes

Available in hundreds of standard and custom sizes

Glazing

- Windsor Glazing System provides 3/4" double pane insulated glass; Cardinal® LoE 366 glass standard; tinted, tempered, obscure and laminated glass available
- Glazed with tape and silicone sealant
- Custom and special glass types available
- Preserve protective film optional

Exterior Trim

- Clad windows available with WM 180 brickmould, Williamsburg, or 3-1/2" flat casing; 3/8", 1-1/4", 2-1/4" subsills
- Primed windows available with WM 180 brickmould, WM 180 brickmould with flange, Williamsburg, 3-1/2" flat, 4-1/2" backband, 5-1/2" flat or plantation casing; 2" bull nose sill nose, casement subsill or 2" casement subsill
- All prime window trims, subsills and sill nose are cellular PVC

Grilles

Windsor Divided Lite (WDL) = simulated divided lite

- 7/8" and 1-1/4" Perimeter Grille (NOT available on radius casements)
- 7/8" and 1-1/4" Stick Grille
- 3/4" and 1" Profiled Inner Grille
- 13/16" Flat Inner Grille
- 7/8" and 1-1/4" Ogee WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Putty WDL
- 5/8", 7/8", 1-1/4" and 2" Tall and Short Contemporary WDL
- 2" Simulated Check Rail
- Standard and custom grille patterns available

Finishes

- Interior – Available in Clear Select Pine, Douglas Fir or Natural Alder
 - Primed: white or black
 - Painted: white, black or gray
 - Stained: 9 color options

- Exterior – Clad windows feature heavy-duty extruded aluminum cladding on sash and frame; primed windows offer an assortment of traditional cellular PVC trim options

Clad Colors

All clad colors painted in-house with the highly durable AAMA 2604 standard finish, or upgrade to AAMA 2605 for the most challenging of environments

- 24 Standard Clad Colors available in 2604 and 2605 finish
- 20 Feature Clad Colors available in 2604 and 2605 finish (Custom color matching is also available)
- 7 Matte Clad Colors available in the 2604 finish only

Hardware

Encore folding nesting crank and cover by Truth® available in champagne, white, bronze and black; optional finishes in faux bronze, oil rubbed bronze, satin nickel and bright brass

Performance Ratings

For current performance ratings, visit our website at windsorwindows.com and click on "Professional Information" in the menu bar





TERRA COTTA



COLONIAL RED



REGAL RED *



BURGUNDY *



PATINA GREEN



HEMLOCK GREEN *



HARTFORD GREEN *



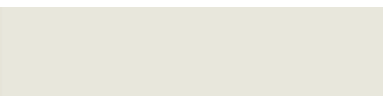
EVERGREEN



SLATE BLUE



REGAL BLUE *



SOLAR WHITE



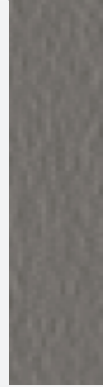
REGAL WHITE



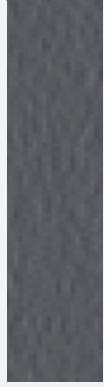
STONE WHITE



SURREY BEIGE



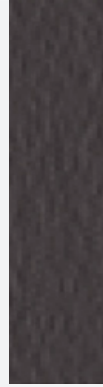
TLG MOONSTONE™ *



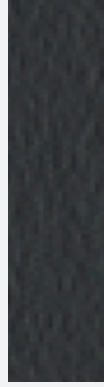
TLG CHARCOAL GRAY *



TLG MEDIUM BRONZE *



TLG DARK BRONZE *



TLG BLACK *

CORELINE TEXTURED LOW-GLOSS (TLG) PVDF COLORS



TLG BLACK



ASH GRAY



MEDIUM BRONZE



REGAL BLUE



SIERRA TAN



SANDSTONE



ASH GRAY



DOVE GRAY



SLATE GRAY



CHARCOAL GRAY



BURNISHED SLATE



MEDIUM BRONZE



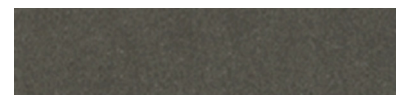
MANSARD BROWN



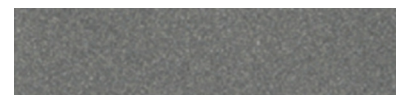
DARK BRONZE



MATTE BLACK



VINTAGE® *



PRE-WEATHERED GALVALUME® *



COR-TEN AZP RAW® *

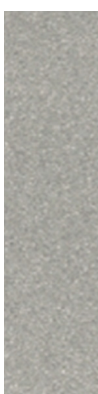


* Available at a slight price premium * Metallic premium * Weathered premium

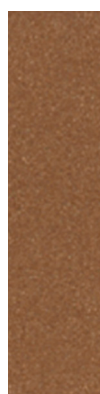
Oil canning is an aesthetic issue and is an inherent part of light gauge cold formed metal products. By using coil that has been processed properly, designing for thermal movement, following stringent specifications for installation and proper handling most oil canning can be minimized. Oil canning is not grounds for coil/panel rejection.



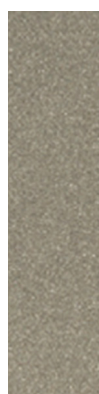
Sherwin-Williams® is a trademark of SWIMC LLC.



SILVER *



COPPER *



CHAMPAGNE *



ACRYLIC-COATED GALVALUME®



See our colors on your roof or wall with our Color Visualizer!

Take a picture of your property and find the perfect color! Scan the QR code above to get started.

STOCK AVAILABILITY MATRIX	LEED V4.1	ISR	EMI	3 YR. SRI	SRI	GALVALUME				ALUMINUM				
						22 GA.	24 GA.	24 GA.	24 GA.	.032 NOM.	.032 NOM.	.040 NOM.	.050 NOM.	.063 NOM.
						48.375"	40.375"	44.375"	48.375"	40.500"	48.000"	48.000"	48.000"	48.000"
Acrylic Coated Galvalume®	L	0.67	0.14	N/A	56	●	●		●					
Ash Gray		0.32	0.83	31	31		●		●	●	●	●		
Burgundy		0.31	0.86	29	32		●		●					
Burnished Slate		0.25	0.83	22	22		●		●					
Champagne Metallic		0.32	0.83	31	31		●		●					
Charcoal Gray		0.25	0.83	22	22	●	●	●	●	●	●	●		
Colonial Red		0.25	0.83	22	22		●		●	●	●			
Copper Metallic	L	0.35	0.75	32	32		●		●	●	●			
Cor-Ten AZP® Raw		0.32	0.89	N/A	34		●		●					
Dark Bronze		0.25	0.83	22	22	●	●	●	●	●	●	●	●	●
Dove Gray	L	0.35	0.83	35	35	●	●		●	●	●	●		
Evergreen		0.25	0.83	22	22		●		●	●	●			
Hartford Green		0.25	0.83	22	22		●		●	●	●	●		
Hemlock Green		0.25	0.83	22	22		●		●					
Mansard Brown		0.25	0.83	22	22	●	●		●	●	●	●	●	
Matte Black		0.25	0.83	22	22	●	●	●	●	●	●	●	●	●
Medium Bronze		0.25	0.83	22	22	●	●	●	●	●	●	●	●	●
Patina Green		0.32	0.83	31	31		●		●					
Pre-weathered Galvalume®		0.24	0.83	19	21		●		●	●	●			
Regal Blue		0.25	0.83	22	22		●		●					
Regal Red	L	0.35	0.83	35	35		●		●					
Regal White	L	0.65	0.83	77	77	●	●	●	●	●	●	●	●	●
Sandstone	L	0.35	0.83	35	35		●		●	●	●	●		
Sierra Tan		0.31	0.87	28	31		●		●	●	●	●		
Silver Metallic	L	0.54	0.77	55	60		●		●	●	●	●	●	
Slate Blue		0.25	0.83	22	22		●		●	●	●			
Slate Gray	L	0.35	0.83	35	35	●	●	●	●	●	●	●	●	
Solar White	L	0.65	0.83	77	77		●		●	●	●	●	●	●
Stone White	L	0.55	0.83	59	63		●		●	●	●	●		
Surrey Beige	L	0.35	0.75	32	32		●		●	●	●			
Terra Cotta	L	0.35	0.83	35	35		●		●	●	●	●		
TLG Black		0.25	0.83	22	22		●		●					
TLG Charcoal Gray		0.25	0.83	22	22		●		●					
TLG Dark Bronze		0.25	0.83	22	22		●		●					
TLG Medium Bronze		0.25	0.83	22	22		●		●					
TLG Moonstone		0.32	0.83	31	31		●		●					
Vintage®		0.30	0.70	N/A	22		●		●					
Custom Colors						▲	▲	▲	▲	▲	▲	▲	▲	▲

NOTES

- All of Sheffield's CoolR® metal is painted with a .20 mil primer and .70 - .90 mil Top Coat of 70% PVDF resin-based coating. The reverse side has a .20 primer and .30 - .40 backer coating.
- Cor-Ten AZP Raw®, metallic, and textured products are directional.
- For low slope roofing to meet LEED V4.1 requirements, the initial SRI must be ≥ 82 OR the 3-year SRI must be ≥ 64 . For steep slope roofing to meet LEED V4.1 requirements, the initial SRI for 75% of the roof must be ≥ 39 OR the 3-year SRI must be ≥ 32 .
- Low slope is defined as $\leq 2:12$. Steep slope is defined as $> 2:12$.
- Materials should be stored in a cool, dry place. Materials with PVC film on project sites should be used immediately or stored in a climate-controlled setting. PVC film must be removed prior to installation.
- Anything not noted in the Availability Matrix can be painted, regardless of width, substrate, or thickness; however, it would be subject to a minimum paint run and would need to meet standard custom order criteria.

KEY

- = Stocked Item
- = Available from Atlanta location only
- ▲ = Available on Custom Order Basis
- L = LEED V4.1 Compliant
- ISR = Initial Solar Reflectance
- EM = Emissivity
- SRI = Solar Reflectance Index

Colors shown are matched as accurately as possible, but may vary slightly from the finished product. These rich and vibrant colors are produced with PVDF resins, which provide superior color retention and allow Sheffield Metals to offer non-prorated coating warranties for most applications. Touch-up should only be done with a Sheffield Metals color-matched PVDF air-dry paint pen.

Galvalume® is a registered trademark of BIEC International Inc. Coating warranty varies for CoolR® Moonstone, Matte Black, Copper, Champagne, Silver, and Pre-Weathered Galvalume. Please contact your representative for more information. Steelscape's Vintage carries a 20-year Finish Warranty. Vintage is a dynamic finish that changes with the light where batch-to-batch and directional variations can occur. For more information, please visit steelscape.com/vintage.

521 CALLE CORVO



EXISTING SOUTH ELEVATION - OVERALL

521 CALLE CORVO



EXISTING SOUTH ELEVATION - MAIN HOUSE

521 CALLE CORVO



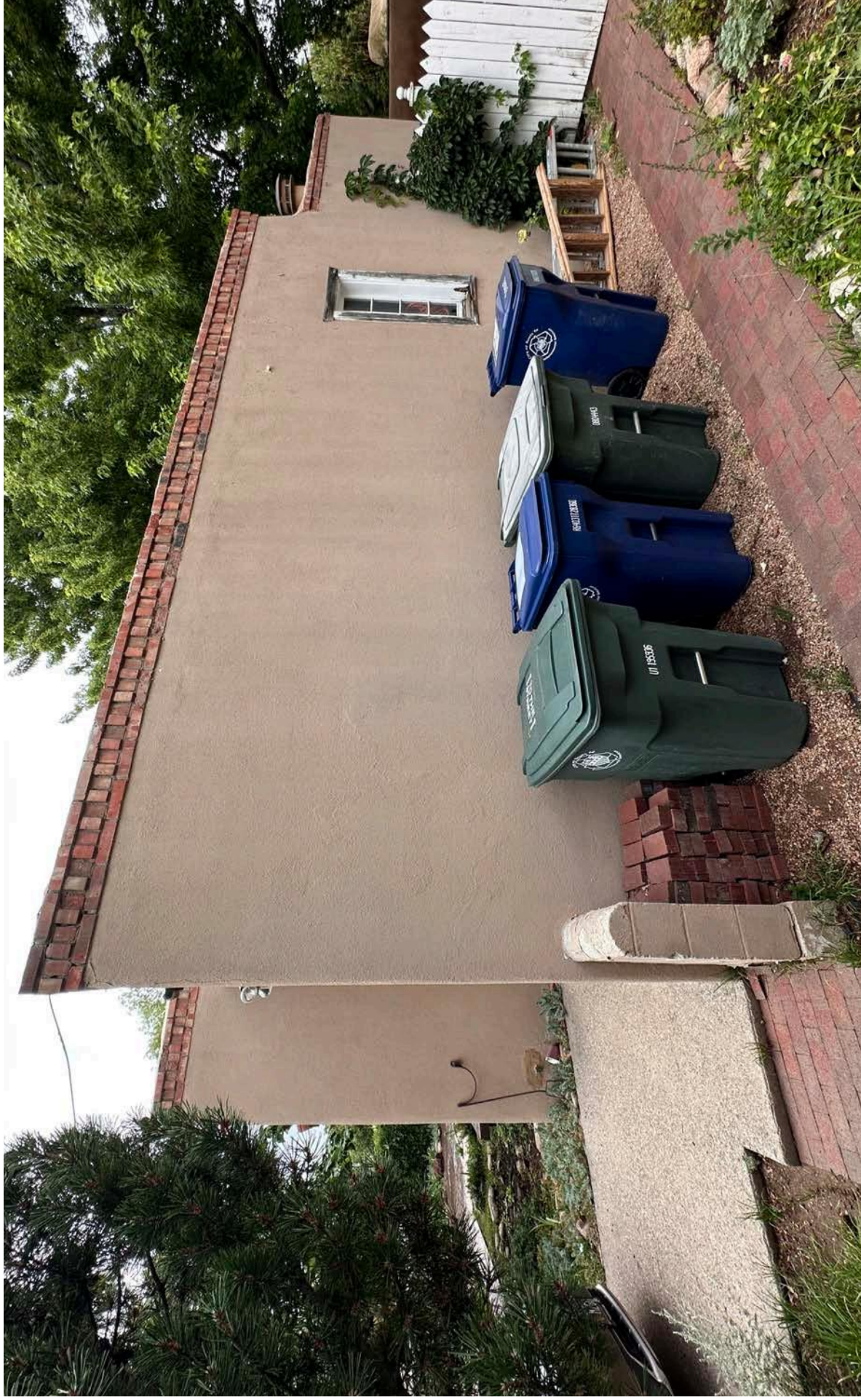
EXISTING SOUTH ELEVATION - MAIN HOUSE

521 CALLE CORVO



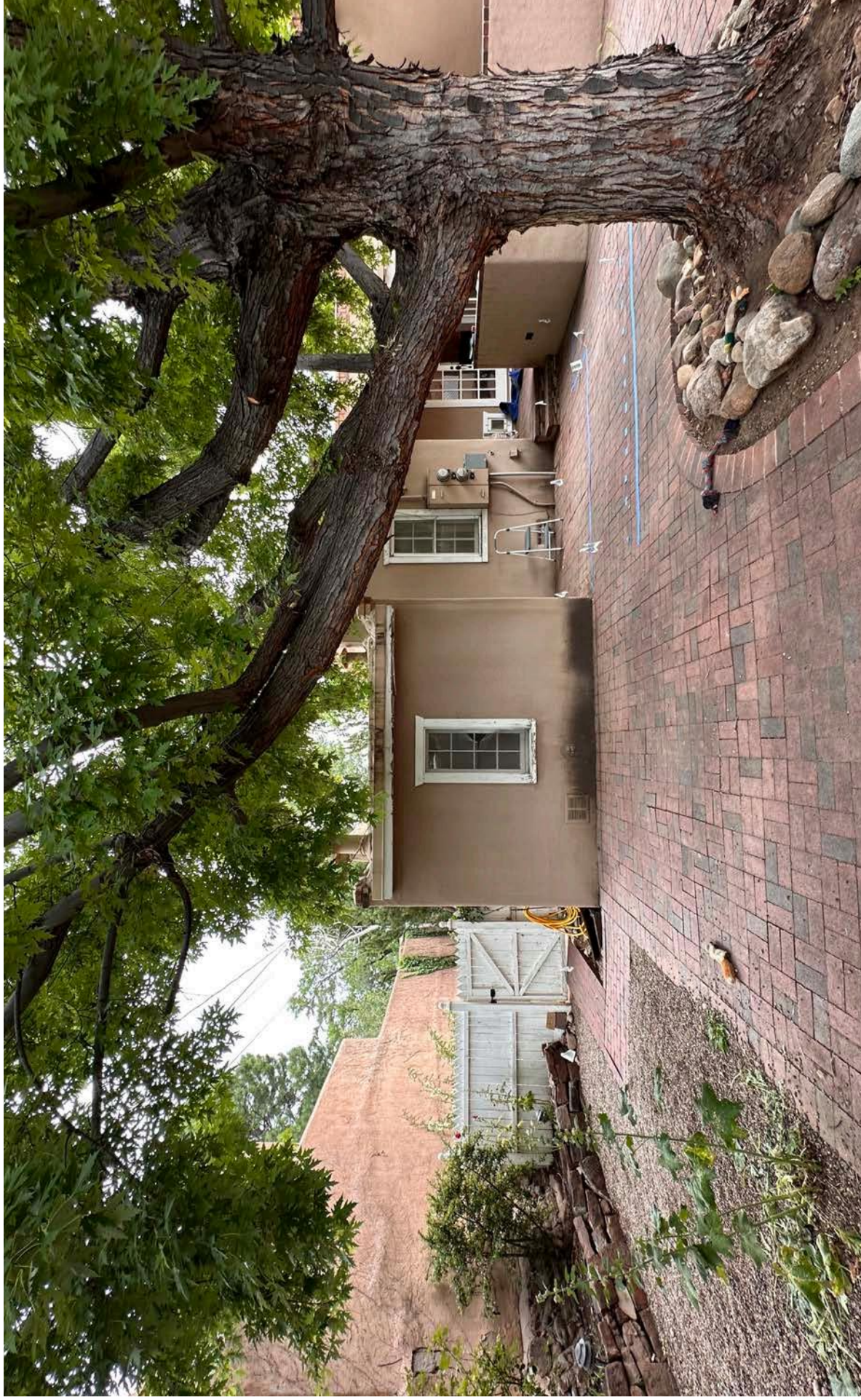
EXISTING SOUTH ELEVATION - MAIN HOUSE

521 CALLE CORVO



EXISTING EAST ELEVATION - MAIN HOUSE

521 CALLE CORVO



EXISTING NORTH ELEVATION - MAIN HOUSE

521 CALLE CORVO



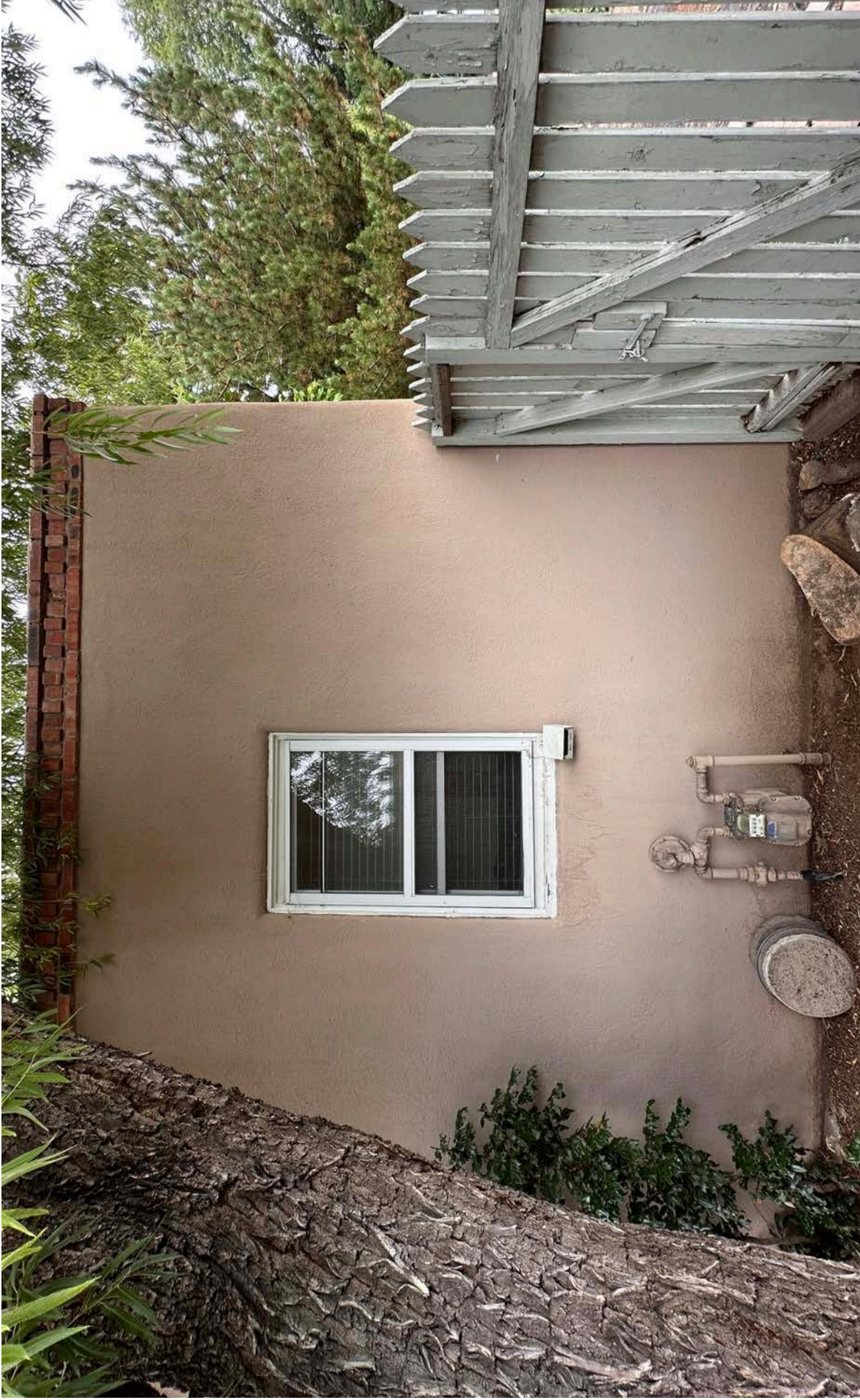
EXISTING NORTH ELEVATION - MAIN HOUSE

521 CALLE CORVO



EXISTING WEST ELEVATION - MAIN HOUSE

521 CALLE CORVO



EXISTING WEST ELEVATION - MAIN HOUSE

521 A CALLE CORVO



EXISTING NORTH ELEVATION - ADU

521 A CALLE CORVO



EXISTING WEST ELEVATION - ADU

521 A CALLE CORVO



EXISTING WEST ELEVATION - ADU

521 A CALLE CORVO



EXISTING SOUTH ELEVATION - ADU

521 A CALLE CORVO



EXISTING SOUTH ELEVATION - ADU