
Comments on 425 Camino Don Miguel -- Ronnigen French house

From Pamela Kelly <pamelakel26@gmail.com>

Date Mon 4/6/2026 11:23 AM

To MCCULLEY, LANI J. <ljmcculley@santafenm.gov>

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Lani

Good morning and thank you again for allowing me to comment on the proposed construction plans for 425 Camino don Miguel via email. As I indicated I will be out of the country commencing the 10th and because of this unable to zoom in or download documents.

The proposed house is being built in a lot that has been empty for at least 50 plus years and during much of this time span we four neighbors on the north side and east side have lived, remodeled and gardened in our respective lots. Each of our gardens and homes sit a full 5 feet below the proposed building site. Needless to say the proposed construction will greatly impact our gardens, our view of the night sky and our privacy to a certain extent.

While we appreciate that the Ronnigen-French's understand the city's requirements and that you and others have reviewed the plans based on existing city and Historic Review requirements, we would like the Hboard to consider the height of the proposed house. 14' is taller than the requirements that all of us had to comply with (13") when we added to our modest homes (all under 1200 sq feet). At 14' the house will loom tall on the landscape especially since our homes are set a full five feet below the grade of the proposed location and will in some instances obstruct our view of the mountains, night sky and more that is integral to our enjoyment and something we have enjoyed for over 50 plus years. We would like to ask that the height be kept to 13'.

Equally we are concerned about the drainage from the proposed home's many canales and want to ensure that some kind of catchment system exists and that some kind of a retaining wall be considered to protect our downside gardens.

Finally, we would like to ask that the HBoard consider including our home and Dreah Larue's on the site visit -- such would give the board a better understanding of the impact of the proposed house on several of its neighbors and longtime residents.

Thank you for your consideration and inclusion of my comments in the H Board review package.

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Pamela Kelly

409 Camino don Miguel, 1st house on the right, yellow

415 307 8454

Lani McCulley
City of Santa Fe
Historic Preservation Review Board

April 8, 2026

Following are some of the concerns and objections of adjacent property owners regarding the proposed new dwelling at 425 Camino Don Miguel (Lot 425): Case # 2026012107--HDRB

1.

No mention is made in plans of the need for an east-west retaining wall along the north property line of Lot 425. A wall would serve to stabilize the 4 to 5 ft. vertical terrain offset of existing lots and Lot 425.

2.

Please refer to the cross-section drawing submitted--which shows the vertical offset of my residence at 409 Camino Don Miguel and Lot 425. An east-west retaining wall along the north property line of Lot 425 would make it possible to level the ground on the north side of Lot 425 and help manage drainage of water from north-facing canales.

3.

The new dwelling as drawn shows a building height of 14 feet. This height, plus the fact that adjacent properties to the north are 4 to five feet lower than Lot 425, mean that the new residence on Lot 425 would overwhelm the living space (inside and out) of adjacent property owners. I would like to see this impact addressed by limiting the new house to 13 feet of overall height.

4.

The drawing also illustrates the impact of the narrow building setback, the proposed 14 feet dwelling height, and the potential problems of canales from Lot 425 draining onto properties to the north along the Lot 425 shared property line.

Thank you,



Dreah LaRue
Homeowner at 409 Camino Don Miguel

Submittal for Case # 2026012101 - MAP B (4-8-2026)

From Dreah LaRue
409 Camino Don Miguel

Scale = 1/4" = 1 foot

* View, Looking east,
of north-south
Cross-Section

OlalRue

