



**Regular Meeting of the Historic
Districts Review Board
February 10, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

View meeting on City YouTube: <https://www.youtube.com/watch?v=toXV-e32Fpk>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:31 p.m. in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll call indicated the presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Scott Cherry
Ms. Madeleine Aguilar Medrano

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Mr. Moquino noted that cases 2026-011831-HDRB, 1489 Upper Canyon Road; and 2026-011825-HDRB, 619 West Alameda Street; under New Business, have been postponed.

Member Biedscheid moved to approve the agenda as amended. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (5-0).

3. Approval of Minutes

There were no minutes to approve.

4. Approval of Findings of Fact and Conclusions of Law

There were no findings and conclusions to approve.

5. Matters from the Public

Stefanie Beninato, P.O. Box 1601, Santa Fe, expressed disappointment via teleconference that City Council did not uphold the Board's decision in a recent case regarding windows and suggested that the Board clarify and maintain its rules regarding windows that are over or under 40% degraded.

6. Staff Communications

- a. **HDRB Workshop:** An HDRB workshop is tentatively scheduled for March 17, 2026, from 2:00 p.m. to 5:00 p.m. in the Council chambers. Board members were asked to indicate their availability.
- b. **Changes in Code:** Mr. Moquino noted that some of the cases to be presented would fall under the new code, and staff would indicate them. Staff will email Board members a PDF copy of the new code.
- c. **2026 Santa Fe Heritage Preservation Awards:** Board members were encouraged to participate in the nomination process by February 27, 2026. Staff will send the Board a list of completed projects that have received their final inspections.
- d. **February 24, 2026, Meeting Start Time:** The February 24, 2026, HDRB meeting will start at 6:00 p.m. due to a special Governing Body meeting.

7. Old Business

There were no cases under Old Business.

8. New Business

- a. **2025-011246-HDRB. 532 Calle Corvo, Downtown & Eastside Historic District, contributing,** John A. Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 620-square-foot addition to the main house and a 518-square-foot addition to the garage. Four exceptions are requested to Section 14-5.2(D)(5)(a)(i), removal of windows and doors of a contributing structure, and Section 14-5.2(D)(2)(d), additions are not permitted to the side of the existing footprint unless the

Historic Districts Review Board

February 10, 2026

Page 2 of 15

addition is set back a minimum of ten (10) feet from the primary facade, the addition shall not exceed fifty percent of the square footage of the existing footprint and shall not exceed fifty percent of the existing dimension of the primary façade.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

Ms. Lamboy presented the case and staff recommendation. Staff found that the exception criteria to Section 14-5.2(D)(2)(d) have not been met for the proposed alterations to the contributing garage structure, but the Board may find that they have upon further testimony from the applicant. Otherwise, staff recommended approval of the exception request for Section 14-5.2(D)(5)(a)(i) to narrow a window opening on the primary façade of a contributing structure, and the other proposed alterations that do not require an exception request to the main structure, as they comply with Section 14-5.2(D) General Design Standards for all Historic Districts, and Section 14-5.2(E) Downtown and Eastside Design Standards.

Chair Rios requested confirmation that the project involved wholesale replacement of windows and doors and that the openings are historic, but the windows are not.

Ms. Lamboy responded that this is correct. The deep recesses are consistent throughout the building, but the windows are not historic. Their proposed replacements are wood-clad divided light windows.

Member Biedscheid asked whether staff considered the 1966 addition to be part of the historic footprint when assessing whether the proposed addition would exceed 50%.

Ms. Lamboy responded that the addition is to the garage in this case. The two buildings are calculated separately. If an addition were proposed to the main residence, staff would calculate based on 50% of its existing footprint, including the 1966 addition.

Chair Rios asked whether staff feels that the applicant has met the exception criteria.

Ms. Lamboy responded that, regarding the garage structure, staff does not feel the exception criteria have been met and does not recommend approval. Regarding the infill of the window on the primary façade, staff is seeking additional information from the applicant.

Al Salomone, the owner, and John Padilla, addresses inaudible, Santa Fe, were sworn in. Mr. Salomone and his wife have maintained homes in New Mexico for over 23 years. They plan to spend more time in Santa Fe as they approach retirement. They chose the home in question with the intention of adding a room for additional family members and

enlarging the detached garage in a manner that incorporates historic pueblo revival style. He intends to incorporate strictly historical elements. He shared images of improvements made by previous owners and noted that the proposed addition is shielded by mature trees, only one of which will require careful relocation. The garage, which does not accommodate modern vehicles, will be converted into a bedroom. The proposed garage addition and door are not publicly visible. He provided letters of support for the project from two immediate neighbors and other neighbors in the Eastside Historic District.

Mr. Padilla noted that the Salomones intend to make the home in question their permanent residence and that, in order for them to do that, they need to remodel it to accommodate their family, as has been historically common for homes in the area. The house currently has a small footprint. Regarding the window on the primary façade, it sits lower than that of the dining nook window next to it. The owner would like to lengthen the kitchen counter, which would require reducing the existing window opening by a few inches. He noted that the garage addition was proposed to accommodate family, not for use as a rental or an Airbnb. He noted that the proposed addition is 444 square feet, not 518; because the existing structure is 360 square feet, the addition would result in the structure being 264 square feet larger than the 50% rule allows.

Chair Rios inquired regarding the appearance of the proposed garage door and whether the garage would still be identified as a garage.

Mr. Padilla responded that the garage will still be visible, but the addition will not be. The non-historic garage door will be replaced by a window in the same opening.

Member Degnan noted that a window of the same dimensions of the garage door would resemble a glass wall.

Mr. Padilla responded that the window would provide light and air circulation.

Public Comment:

Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She expressed appreciation to the architect and owner for maintaining sensitivity to the area in the proposed design, noting that it was a positive innovation that could influence other buildings. She expressed support for owner-occupied, short-term rentals though the owner does not intend to rent the garage in this case.

Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she expressed disapproval that exceptions were sought for family members who would visit for a couple of weeks per year. She expressed opposition to the proposed window in the garage door opening and suggested that a garage door with windows be installed instead. She noted that one bedroom in the main house was removed to create a larger dining room and that the setback should be more than two feet.

Member Biedscheid asked staff whether the garage addition would cause it to lose its contributing status.

Ms. Lamboy responded that the Board has permitted additions to historic garages, but not of the proposed size. Replacing the garage door with a window could be problematic.

Member Biedscheid noted that three exceptions were requested for the garage addition and asked whether the applicant had considered constructing a separate building on the site to avoid this.

Mr. Salomone comments inaudible.

Member Aguilar Medrano requested clarity regarding the calculations for the main residence and suggested that homeowners moving to a new community respect the local standards rather than requesting multiple exceptions. She noted that the bedroom in the garage was proposed because a secondary living room in the main structure occupied excessive square footage.

Ms. Lamboy responded that the existing portal and deck are not historic and are not included in the historic footprint. The applicant has indicated an addition of 421 square feet to the historic footprint, which is under 50% of the existing 1619 square feet.

Mr. Padilla noted that the square footage without the portal is 1,300.

Ms. Lamboy requested confirmation that the noted historic footprint of 1691 square feet includes the portal.

Mr. Padilla responded that it does.

Ms. Lamboy asked when the portal was added, noting that it may be historic, but the deck is not.

Mr. Salomone responded that the portal was added in 1966, along with the back bedroom. The next owner changed the deck.

Member Cherry noted that, in any case, the addition to the main structure is under 50%.

Member Aguilar Medrano suggested that the applicant consider not adding a living room to the main structure so that it can accommodate a bedroom, thereby avoiding exceptions for the garage.

Mr. Padilla responded that there are only three exceptions requested for the garage and one exception for a window on the main structure.

Member Cherry noted that the proposed addition to the garage would completely alter its appearance; further, the addition encroaches onto the driveway and changes the landscape. He noted that the garage currently has no plumbing and that there is space behind the house to add another structure that is not attached to the garage.

Mr. Padilla responded that the addition does not encroach onto the driveway, as that area is part of the developable area available to owners. He and the owner discussed several options, and the one presented was the most ideal. They have spent a lot of time on the proposal, and the case was postponed twice for reasons unconnected to them.

Mr. Salomone noted that the garage addition was designed to be completely out of public view.

Member Bienvenu noted that the job of the Board is to apply the ordinance, and the ordinance is clear. The contributing status of the garage limits what can be done to it. He expressed agreement with staff that the exception criteria were not met. He noted that additional space could be added to the garage, provided that it is under 50% of the current footprint and that the setback from the primary façade is sufficient. He noted that the garage could lose its contributing status if it no longer resembles a garage.

Board Action:

Member Bienvenu moved in case 2025-011246-HDRB at 532 Calle Corvo to deny the request regarding the addition to the garage, finding that the exception criteria have not been met for the reasons stated in the staff report; that the exception criteria have not been met for the alteration to the window on the primary façade, as no hardship has been demonstrated requiring a change to the historic opening, subject to further evidence that the opening is not historic, should the applicant wish to present it; and to otherwise approve the application as meeting all other requirements of the ordinance. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

At the request of the applicant, the Board clarified that the alterations to the house, with the exception of narrowing the window opening on the primary façade, were approved. Alterations to the garage were denied. The garage will need to be reconsidered, as the application did not include an indication that the applicant and owner were willing to consider alternatives. It was suggested that the applicant resubmit the paperwork regarding the garage.

- b. **2026-011831-HDRB, 1489 Upper Canyon Road, Downtown & Eastside Historic District, non-contributing**, Christopher Purvis, agent for Susan Jancar, owner, requests approval for new construction of a 1,640-square-foot structure to a height of 14'-8", where the maximum allowable height is 18'-9".

This item was postponed.



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT 2025-011246-HDRB. 532 Calle Corvo. Downtown & Eastside Historic District. Contributing.

DESC: John A. Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 620 sq. ft. addition to the main house and 518 sq. ft. addition to the garage. Four exceptions are requested to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure, 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade, the addition shall not exceed fifty percent of the square footage of the existing footprint and shall not exceed fifty percent of the existing dimension of the primary facade.

CASE NUMBER: 2025-011246--HDRB

PROJECT TYPE: Remodel

LOCATION: 532 CALLE CORVO
Santa Fe, NM 87501

CONTACTS: Applicant

JOHN A PADILLA

2114 OLD ARROYO CHAMISO
RD
SANTA FE, NM

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Feb 10, 2026. The decision of the Board was to deny the request with respect to the addition to the garage, finding that the exception criteria have not been met for all the reasons set forth in the staff report, finding that the exception criteria have not been met for the alteration of the window on the primary facade for the reasons no hardship has been demonstrated for maintaining the historic opening, which is what the code requires and is subject to finding further evidence and wishes to present that the historic window opening is not historic, and otherwise the application would move to be approved as the application meets the requirements of the ordinance.

For further information please call 505-955-6605.

Sincerely,

Paul Duran

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

City of Santa Fe, New Mexico

memo

DATE: February 10, 2026

TO: Historic Districts Review Board

VIA: Heather Lamboy, Planning & Land Use Department Director #LL
Maggie Moore, Assistant Land Use Director *MM*
Gary Moquino, Historic Preservation Division Manager GM

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division PAD

2025-011246-HDRB. 532 Calle Corvo. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 620 sq. ft. addition to the main house and 518 sq. ft. addition to the garage. Four exceptions are requested to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure, 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade, the addition shall not exceed fifty percent of the square footage of the existing footprint and shall not exceed fifty percent of the existing dimension of the primary facade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Previous Case Documents

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff finds that the exception criteria to 14-5.2(D)(2)(d) have not been met for the proposed alterations to the contributing garage structure, but the Board may find that they have upon further

testimony from the applicant. Otherwise, staff recommends approval of the exception request for 14-5.2(D)(5)(a)(i) to narrow a window opening on the primary facade of a contributing structure and the other proposed alterations that do not require an exception request to the main structure as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

- a. Approve or deny Case #2025-011246 to allow these alterations to 532 Calle Corvo.
- b. Approve or deny Case #2025-011246 to allow these alterations to 532 Calle Corvo subject to conditions.
- c. Approve or deny the four exception requests to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure, 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint and shall not exceed fifty percent of the existing dimension of the primary facade.
- d. Approve or deny Case #2025-011246 to allow these alterations to 532 Calle Corvo that do not require an exception.

Should the Board deny the application and exception requests, the applicant shall return with an alternative proposal for review and approval prior to proceeding to building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

The single-family residence, garage, and southern yard wall at 532 Calle Corvo are designated as contributing to the Downtown and Eastside Historic District, with the east façades of each structure designated as the primary façades. The Santa Fe County Tax Parcel Map identifies the structure as constructed on a 0.16-acre lot in 1952 and comprises 1,638 sq. ft. of roofed area with a 368 sq. ft. detached garage. The main residential structure and garage are designed in the Spanish Pueblo Revival design style as observed by the construction material, recessed doors and windows, flat roof and rounded parapets.

In Mr. John Murphey’s 2025 Historic Cultural Property Inventory (HCPI) survey report identifies several modifications and alterations taking place on the property from 1958 to 1996 with a bedroom addition on the south elevation, covered portal, and laundry room (Murphey 2025:3). A post 1975 wholesale window replacement and exterior insulation project occurred as can be observed presently on the exterior of the main residential structure (Murphey 2025:3). As for the garage, minimal changes have occurred and a post 1975 metal garage door is present, while the opening is historic as well as the original footprint (Murphey 2025:7). The southern portion of the

yard wall is historic while the east and north portions were recently replaced from a metal fence to a masonry stuccoed yard wall (Murphey 2025:19).

Previous cases for 532 Calle Corvo include:

On September 23, 2025, in Case No. 2025-011108-HDRB, the Board adopted staff's recommendation for historic status of the main residential structure, garage, and the southern yard wall be upgraded to contributing and designate the east façades of each structure as the primary facades.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Main House:

- 1) Removal of the existing non-historic front door of the residence and replacement with a new wood door in the existing opening.
- 2) Removal of existing non-historic windows in the residence and replacement with exterior metal-clad wood windows in the existing openings with the exception to one window on the primary facade which the applicant proposes to narrow the historic window opening from 4'-07" wide by 4'-04" high to 4'-07" wide by 3'-02" high, which requires an exception to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure. Color to be "Hemlock Green" by Sierra Pacific Windows.
- 3) Removal of the existing 193 sq. ft. covered patio off the Master Bedroom and Bedroom #2 on the west elevation.
- 4) Addition of a new Family Room/Bedroom #2, and Portal for a total proposed area of 620 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 on the west elevation.
- 5) Addition of a new 5'-0" tall concrete masonry stuccoed (CMU) yard wall with a 3' single swing gate along the north property line from the new Bedroom #2 to the renovated existing garage's east façade.

Garage:

- 6) Renovation of the existing garage into a new bedroom within the historic footprint of 362 sq. ft. of the garage, exception requested to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade.
- 7) Addition to the existing garage of a portal, entry area, closets, and a bathroom for a total proposed area of 518 sq. ft., exceeding 50% of the historic footprint of the garage by 337 sq. Ft, exception requested to 14-5.2(D)(2)(d) the addition shall not exceed fifty percent of the square footage of the existing footprint.
- 8) 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, exception requested to 14-5.2(D)(2)(d) shall not exceed fifty percent of the existing dimension of the primary facade.

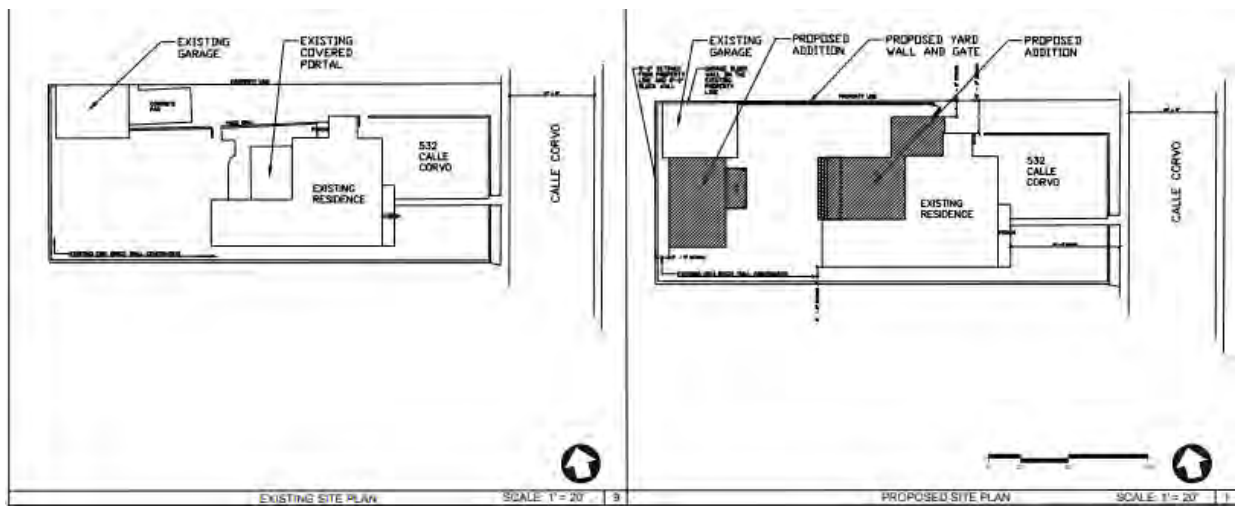


Figure 1. Existing and Proposed Site Plan.

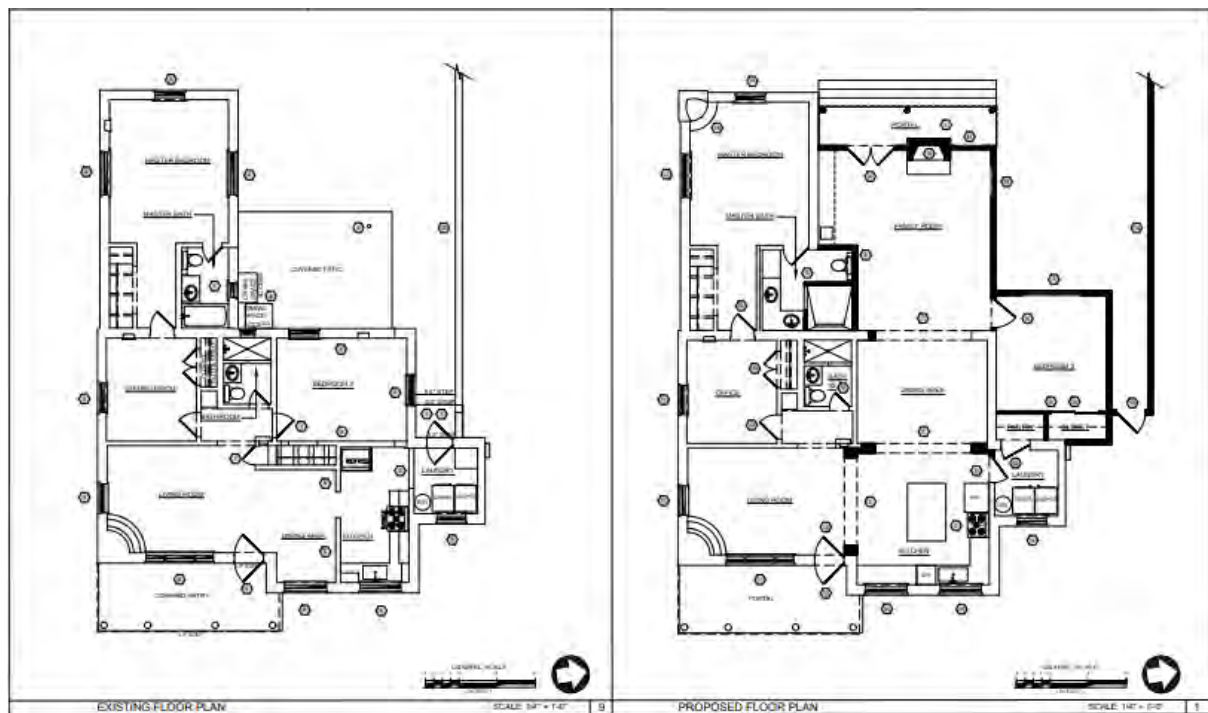


Figure 2. Existing and Proposed Floor Plan for the main residential structure.

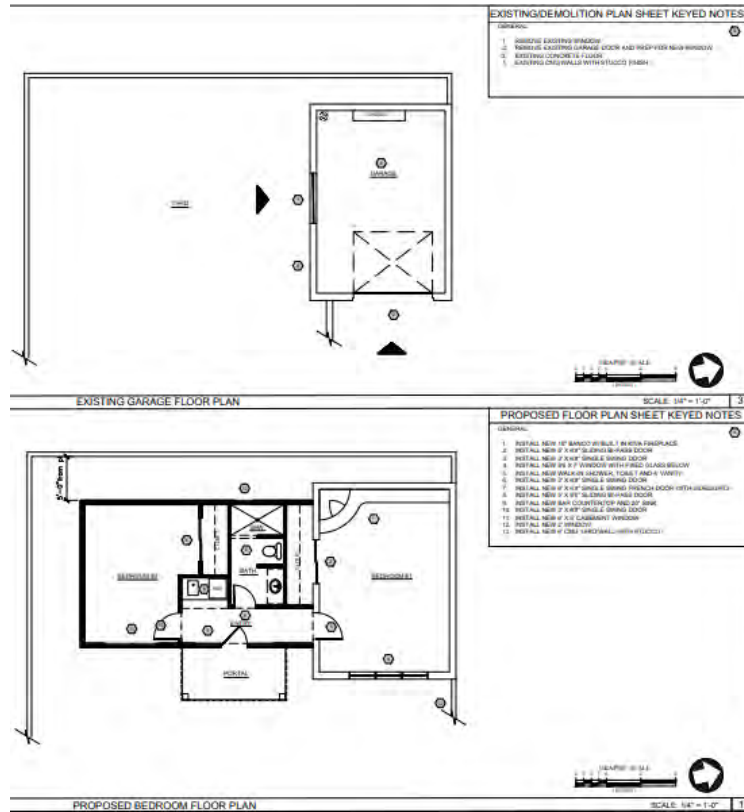


Figure 3. Existing and Proposed Floor Plan of the garage structure.

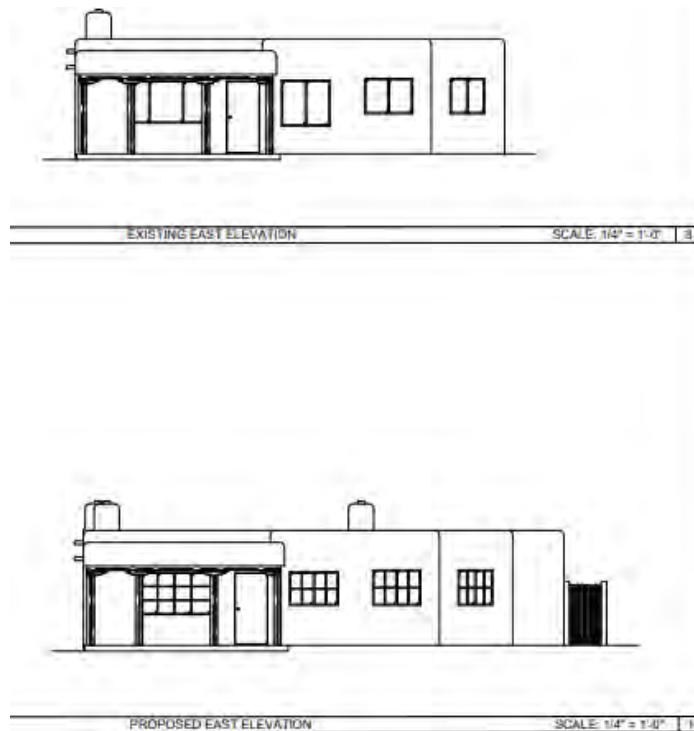


Figure 4. Existing and Proposed East Elevation and Primary Facade of the main residential structure.

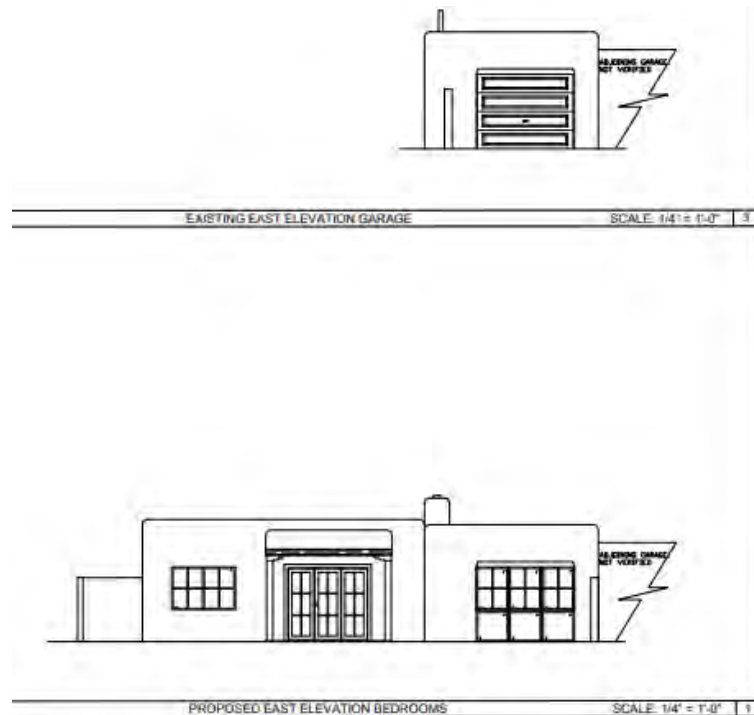


Figure 5. Existing and Proposed East Elevation and Primary Facade of the garage structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a)(i) to narrow a historic window opening on the primary facade of a contributing structure from 4’-07” wide by 4’-04” high to 4’-07” wide by 3’-02” high:

(i) *Do not damage the character of the district*

Applicant Response: 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.

Staff Response: Staff has evaluated the applicant’s response and finds that the criterion has been met. The proposed narrowing of the historic window opening from 4’-07” wide by 4’-04” high to 4’-07” wide by 3’-02” high, will not adversely impact the historic contributing status or primary façade of the structure. The proposed divided lite window is in compliance with the historic district standards.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: 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.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed narrowing of the historic window opening will provide the owner with the upgraded energy efficiency requested while maintaining the historic district standards.

(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*

Applicant Response: 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.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed narrowing of the historic window opening will not adversely impact the historic contributing status or primary façade of the structure. The proposed divided lite window is in compliance with the historic district standards.

Exception to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade: Staff requests an exception for the proposed 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.

(i) *Do not damage the character of the district*

Applicant Response: 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.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed design completely changes the current contributing condition of the Garage and will threaten the status.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: 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.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed changes to the contributing garage structure will completely change the use and design in which the Board made a previous motion to preserve. The current request for alterations on the main residential structure do not need an exception request and should be adequate to meet the needs of the homeowners.

(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*

Applicant Response: 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.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The applicant has provided an aesthetically pleasing and code compliant design option for the renovation of the garage. If the garage was a non-contributing structure to the Downtown and Eastside Historic District no exceptions would be required and the design option would meet the letter of the code, however in the previous status hearing for this property the Board made a motion to upgrade the status to contributing status to preserve the current condition of the structure and the proposed design completely changes the historic form in which the Board is trying to preserve.

Exception to 14-5.2(D)(2)(d) the addition shall not exceed fifty percent of the square footage of the existing footprint: Staff requests an exception for the proposed addition to the contributing garage due to the addition of the portal, entry area, closets, and bathroom total a proposed area of 518 sq. ft., exceeding 50% of the historic footprint of the Garage by 337 sq. ft.

(i) *Do not damage the character of the district*

Applicant Response: 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.

Staff Response: Staff has evaluated the applicant's response and finds that this criterion has not been met. The proposed 518 sq. ft. addition envelopes the current 337 sq. ft. Garage and completely changes the current contributing condition of the garage which will threaten the status.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: 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.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed 518 sq. ft. addition changes the current 337 sq. ft. contributing Garage structure and changes the use and design in which the Board made a previous motion to preserve. It is the expectation that building character be maintained; the large addition completely changes the character of the structure. Incremental changes such as this can establish a precedent and cause a much greater degree of change across all historic districts.

(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*

Applicant Response: 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.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed 518 sq. ft. addition changes the current 337 sq. ft. contributing garage. The applicant has provided an aesthetically pleasing and code compliant design option for the renovation of the Garage. If the garage was a non-contributing structure to the Downtown and Eastside Historic District no exceptions would be required and the design option would meet the letter of the code, however in the previous status hearing for this property the Board made a motion to upgrade the status to contributing status to preserve the current condition of the structure and the proposed design completely changes the historic form in which the Board is trying to preserve.

Exception to 14-5.2(D)(2)(d) shall not exceed fifty percent of the existing dimension of the primary façade: Staff requests an exception for the proposed addition to the Contributing Garage due to the addition exceeds fifty percent of the primary façade's existing dimension by 10'-6" along the east façade.

(i) *Do not damage the character of the district*

Applicant Response: 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.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed addition exceeds fifty percent of the primary façade's existing

dimension by 10'-6" along the east façade which changes the overall character of the Garage which the Board has determined is worth preserving.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: 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.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed impact on the primary façade should be reconsidered and not diminish the character defining presence on 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*

Applicant Response: 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.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed addition and impact on the primary façade should strengthen the contributing garage not completely change the look and use of what the Board has determined is worth preserving.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;
- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts

(a) Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) Restoration of Status

If a *property owner* makes changes to a *structure* without the proper *city* approvals which result in the lowering of the *structure's* status, staff or the board may require the *property owner* to restore the *structure* such that its former status is restored.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection

14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall 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 *applicant* 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.

(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.
- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to *primary façades*.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.
- (e) The height of additions:
 - (i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.
 - (ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

- (a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)
- (b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

- (a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:
- (i) 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. No opening shall be widened or narrowed.
 - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.
- (b) 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. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

The existing roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, *scale*, and massing of any *structure* in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

- F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

- (ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.
- A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.
 - B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
 - C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.
 - D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)
 - E. The height and dimension of signage are as set forth in Section 14-8.10(H).
 - F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual

qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) Downtown and Eastside Design Standards

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two- *story* construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;
- (b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;
- (e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe*

effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

- (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

- (a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks* or other design elements;
- (b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;
- (d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;
- (e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

DEFINITIONS:

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.



City of Santa Fe
Land Use Department
200 Lincoln Ave.
Santa Fe, New Mexico 87504-0909

PROJECT 2025-011108-HDRB, 532 Calle Corvo, Downtown and Eastside Historic District,
DESC: Non-contributing, John Padilla, agent for Susan McShane Salomone, owner, requests status review with primary façade(s) designation if applicable.

CASE NUMBER: 2025-011108--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 532 CALLE CORVO
Santa Fe, NM 87501

CONTACTS: Applicant

JOHN A PADILLA

2114 OLD ARROYO CHAMISO
RD
SANTA FE, NM

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Sep 23, 2025. The decision of the Board was to adopt staff recommendations the historic status of the main residential structure, garage, and the southern yard wall be upgraded to contributing and designate the east façade's of each structure as the primary façades (numbers one and two on the façade drawing)

For further information please call 505-955-6605.

Sincerely,

Paul Duran

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerk's office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

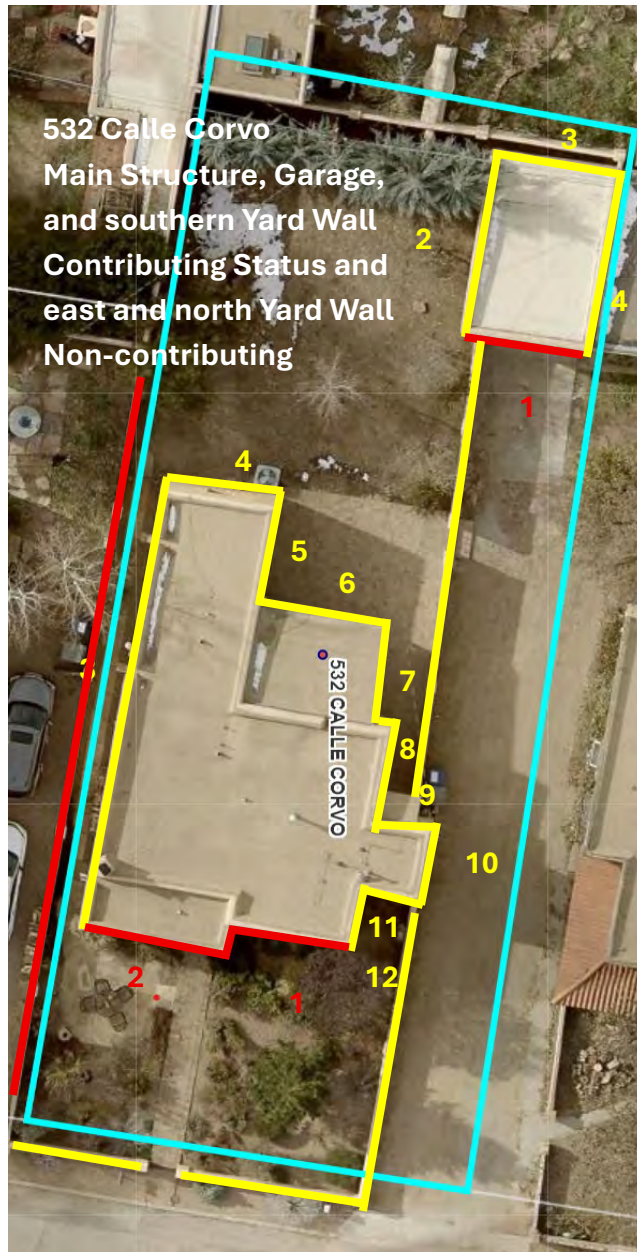


Figure 1: Façade Diagram for 532 Calle Corvo.

Primary Façade: —

Non-primary Façade: —



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.

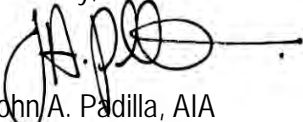
- (iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

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.

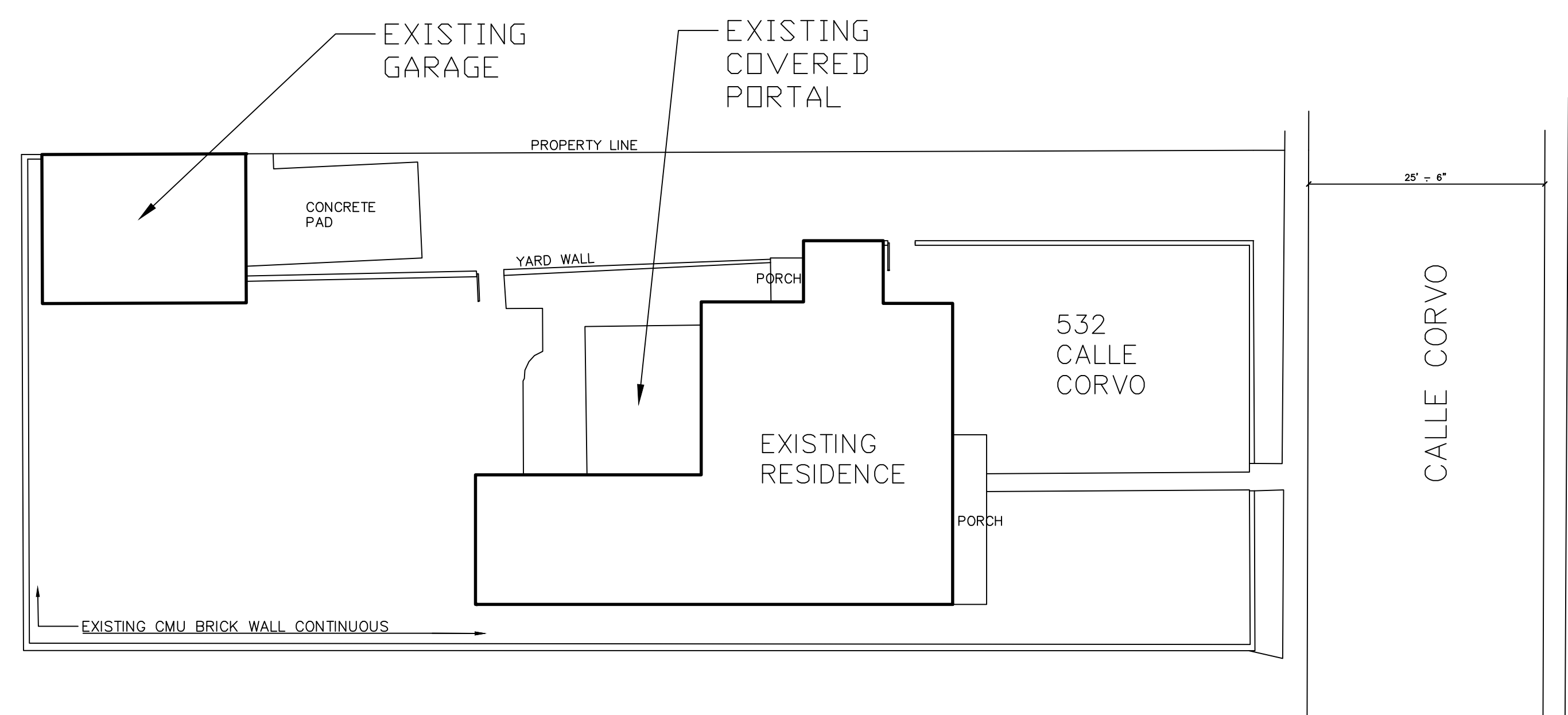
Sincerely,



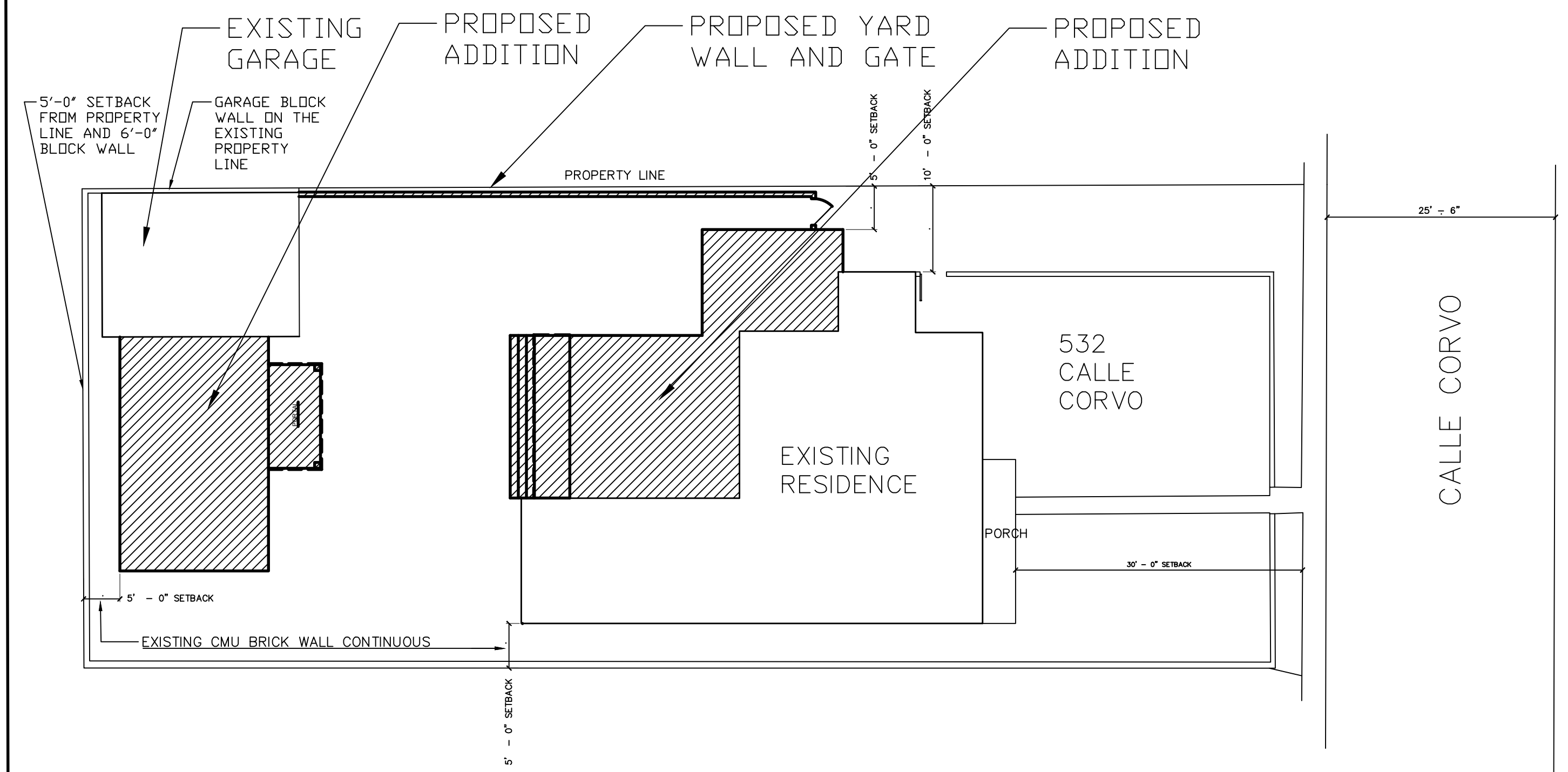
John A. Padilla, AIA
Architect

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

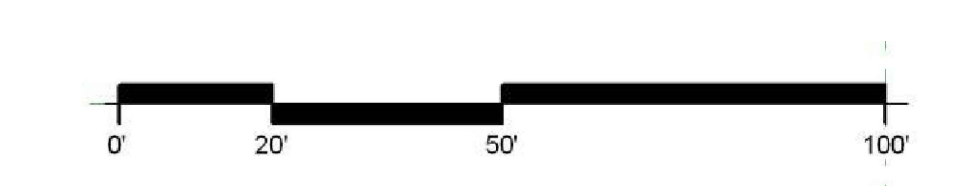
**EXISTING &
 PROPOSED
 SITE PLAN**



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

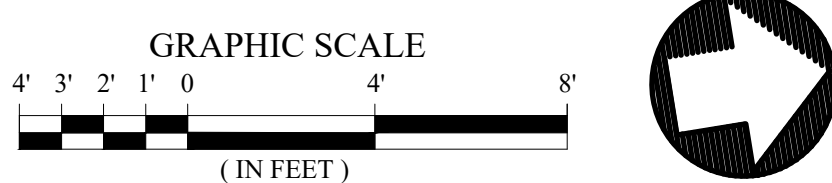
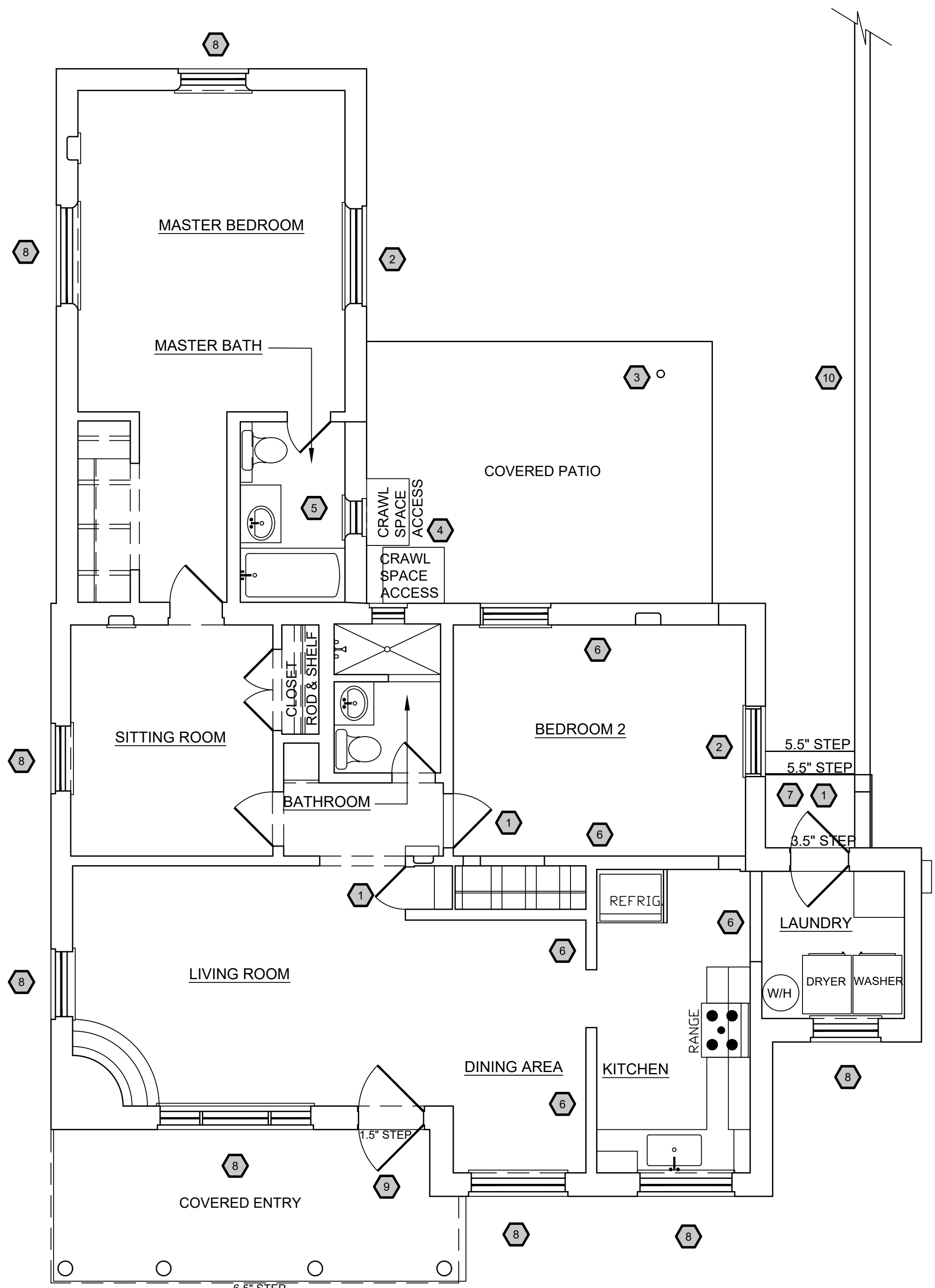
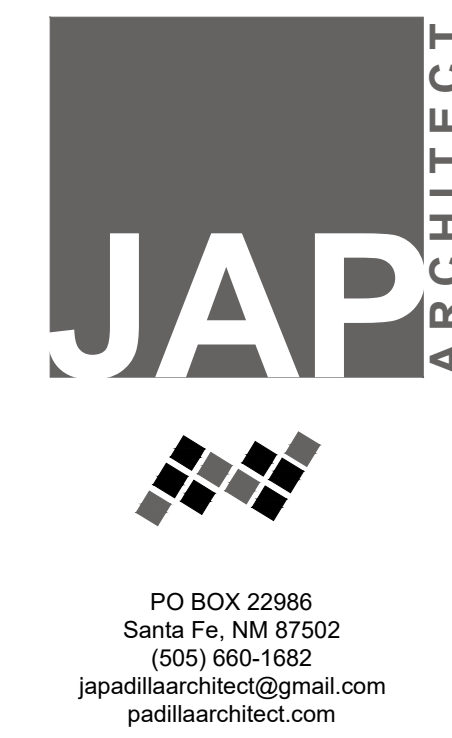
GENERAL:

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

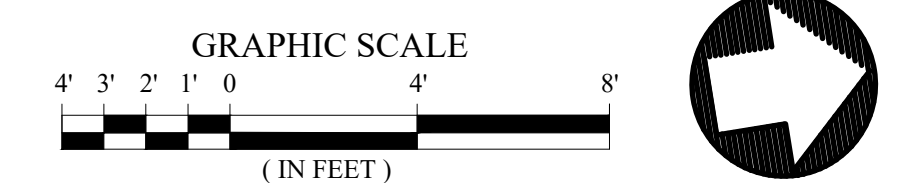
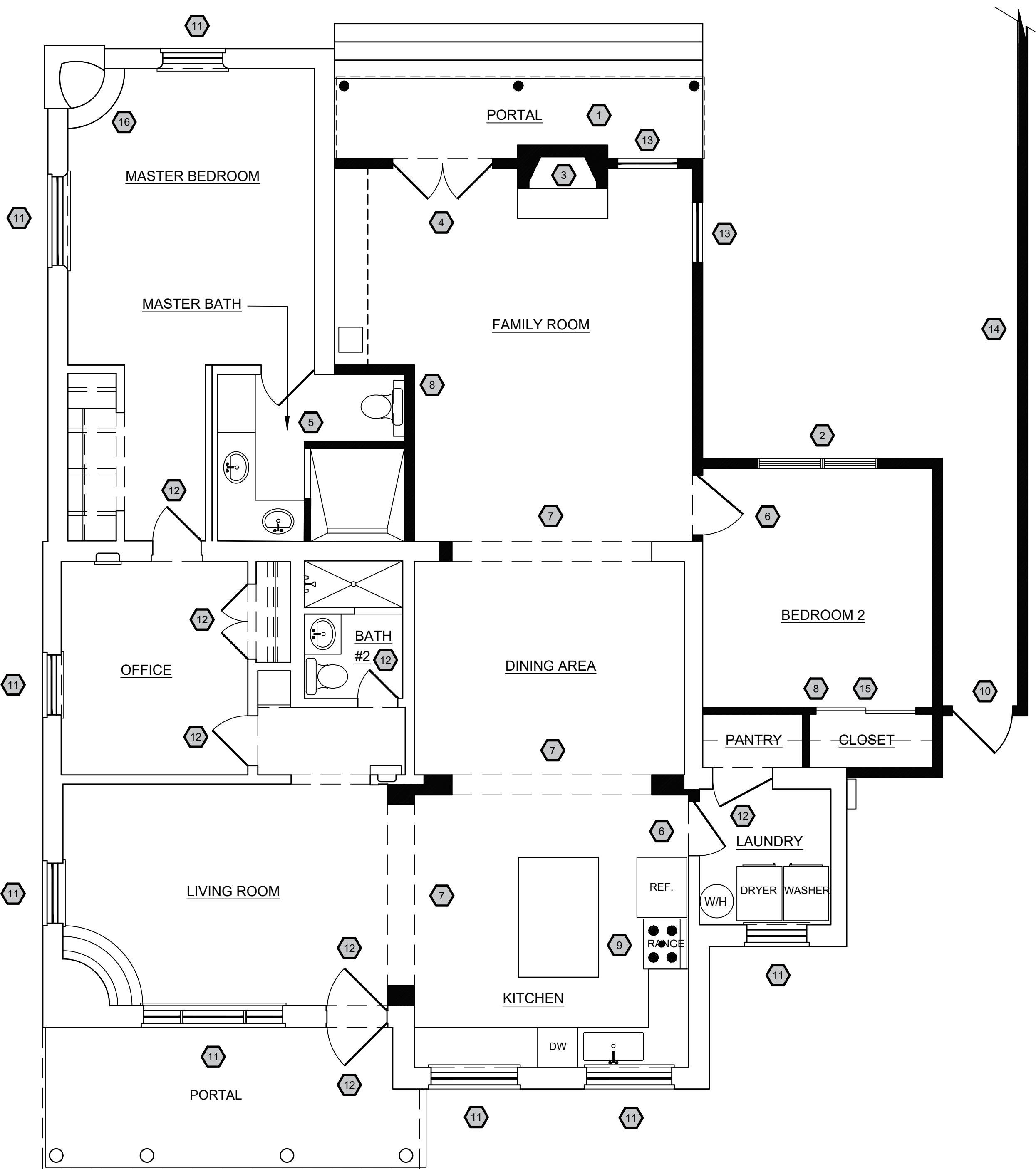
GENERAL:

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"



PROPOSED FLOOR PLAN

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

RENOVATION AND ADDITION

532 CALLE CORYVO
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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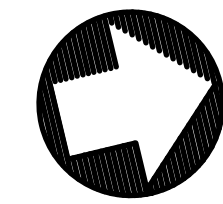
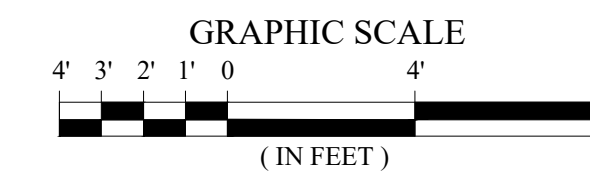
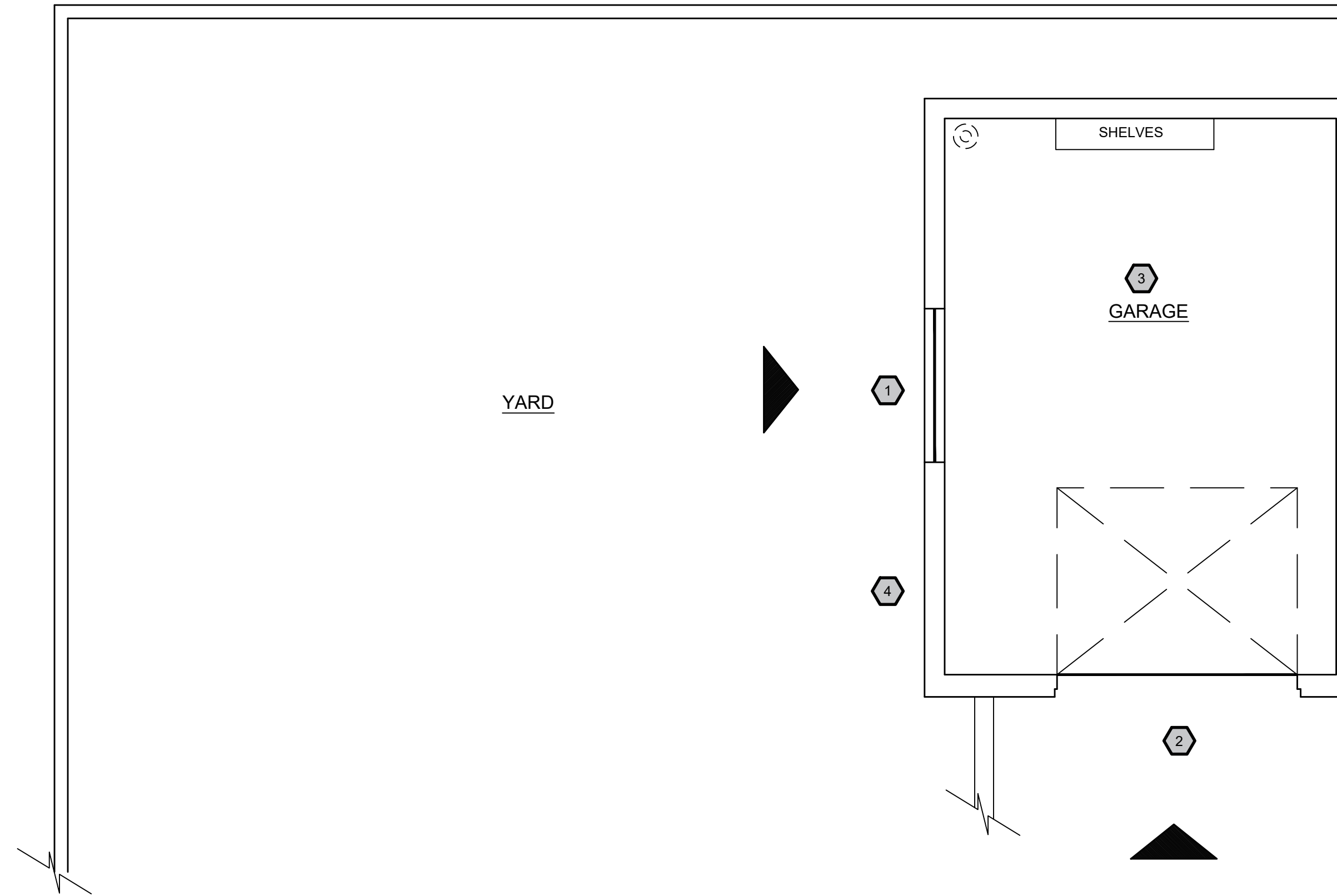
SHEET NO:

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

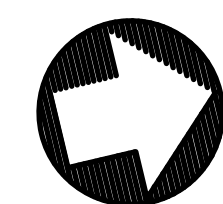
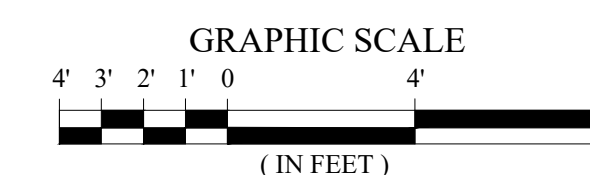
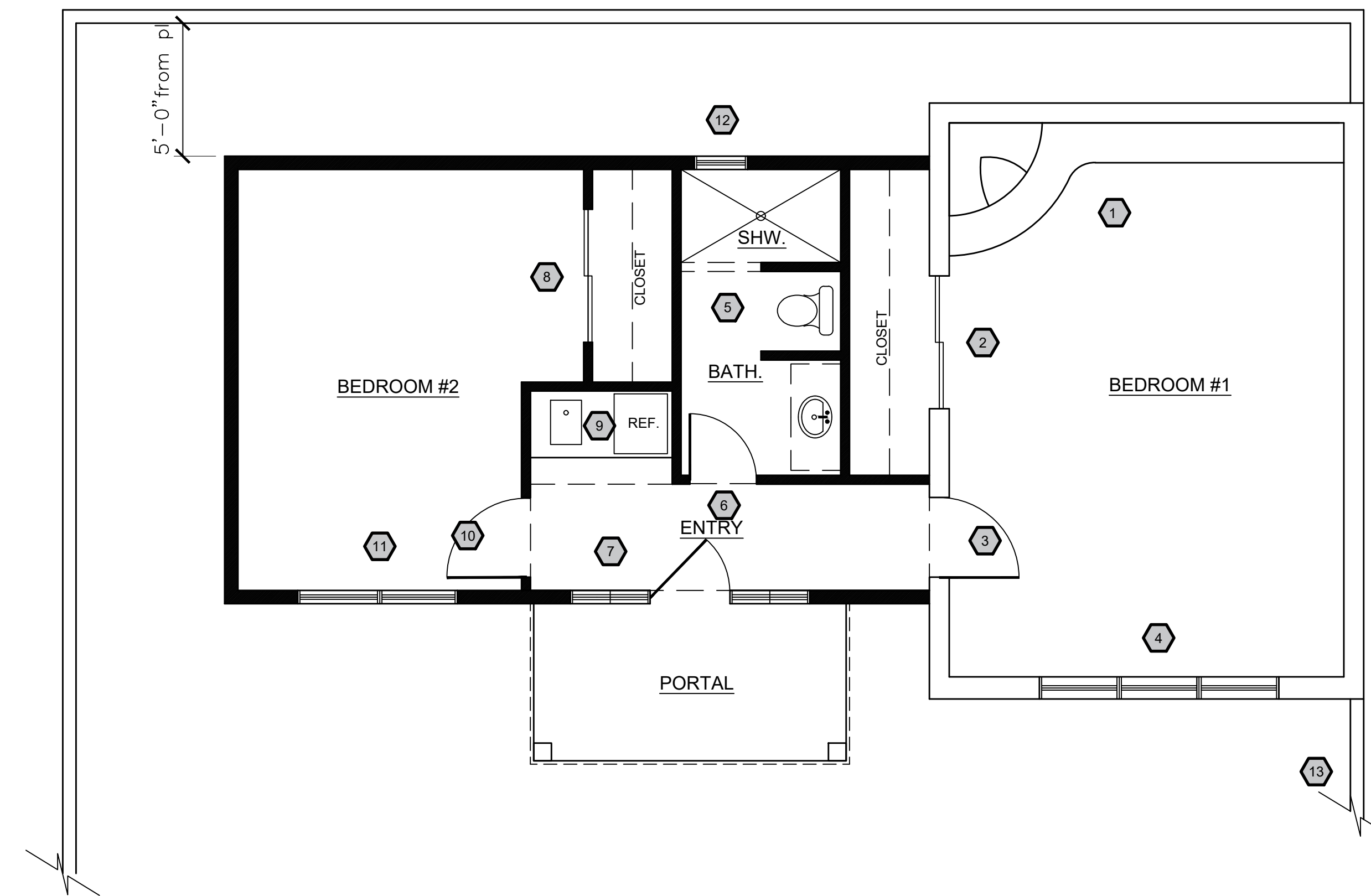
SCALE: 1/4" = 1'-0"

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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Santa Fe, NM 87502
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RENOVATION AND
ADDITION
532 CALLE CORYO
SANTA FE, NM

PROJECT NO.: 532 CC
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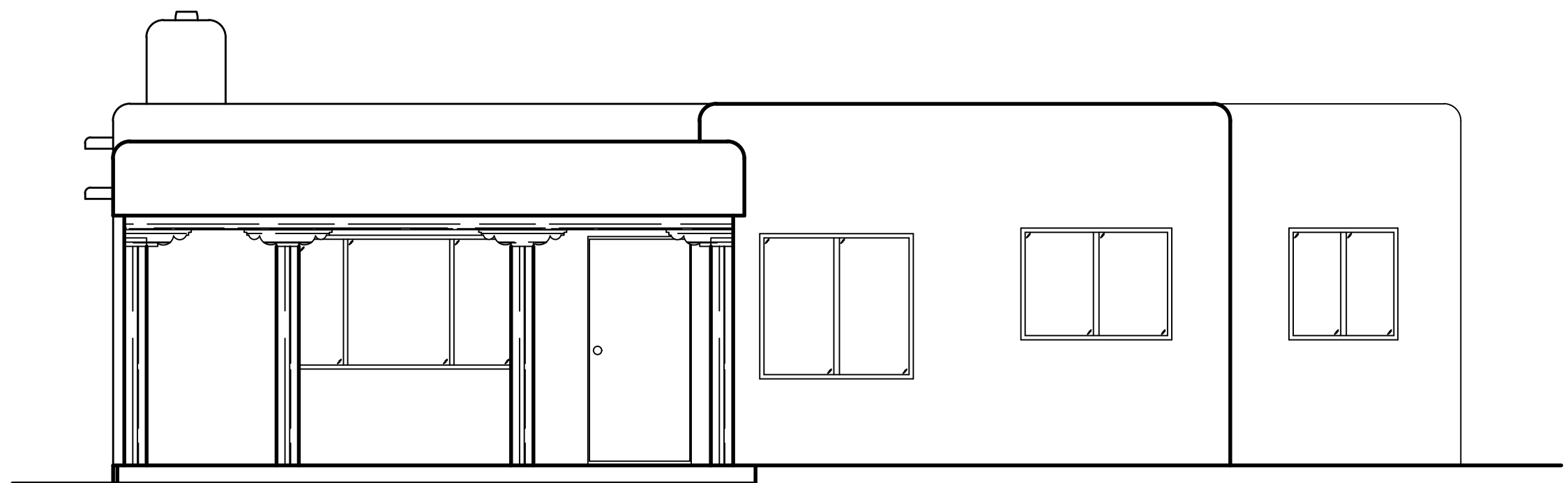
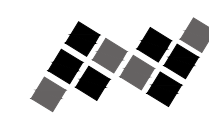
SHEET TITLE:

EXISTING &
PROPOSED
FLOOR PLAN

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SHEET NO:

A2



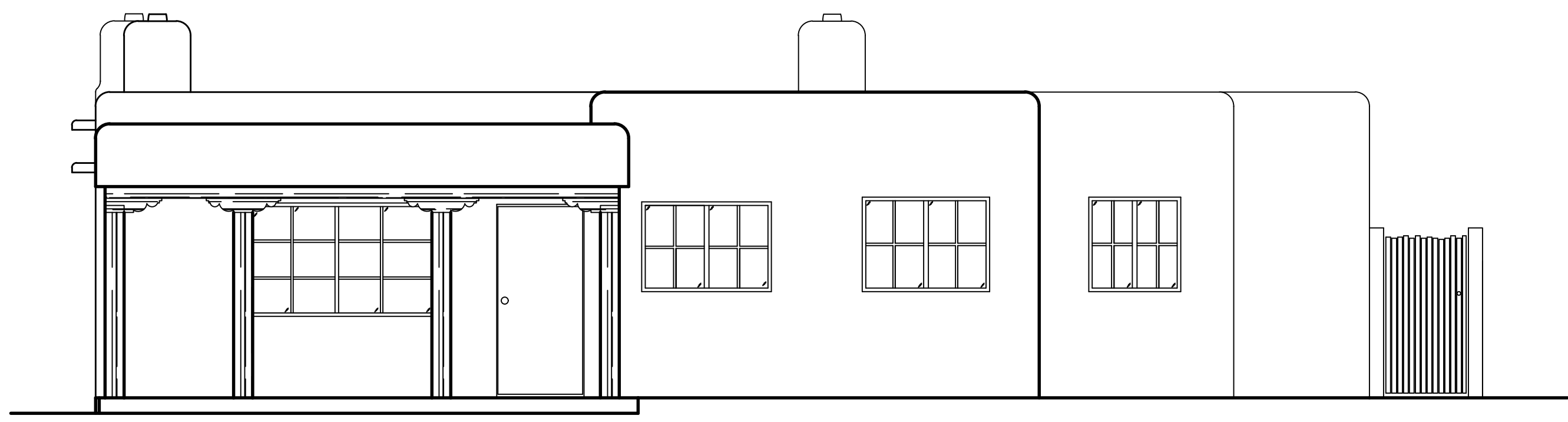
EXISTING EAST ELEVATION

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

**RENOVATION AND
ADDITION**
532 CALLE CORYO
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PROPOSED EAST ELEVATION

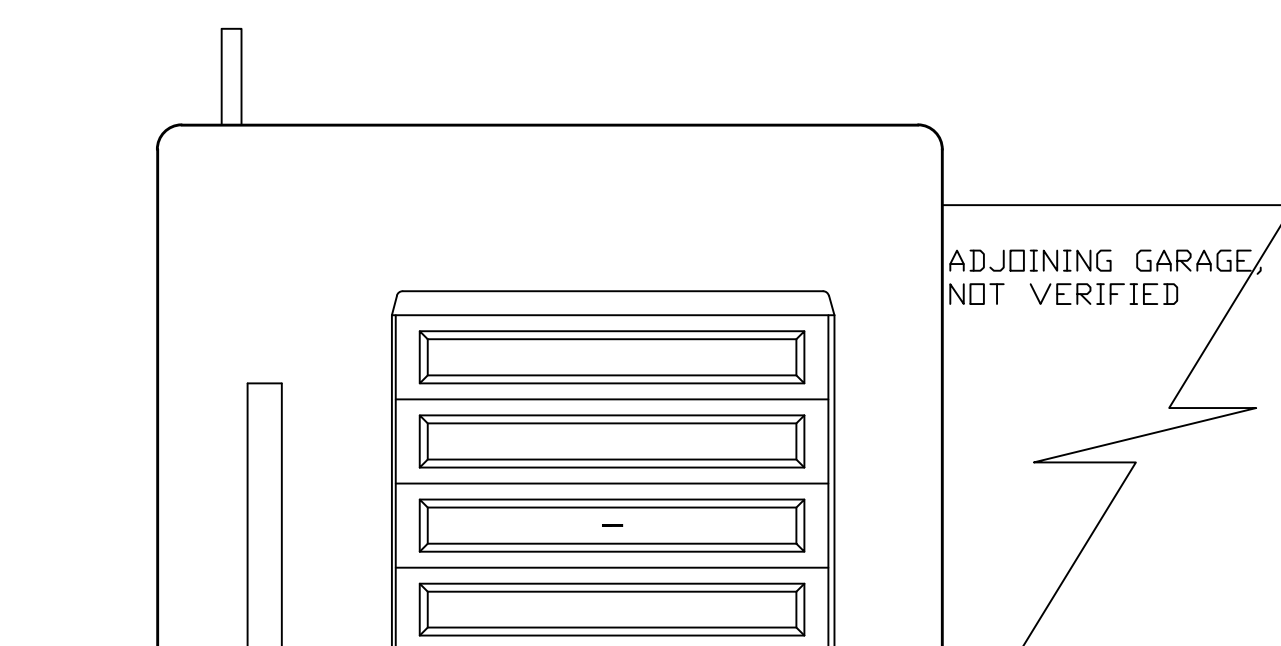
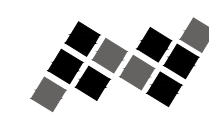
SCALE: 1/4" = 1'-0" | 1

SHEET TITLE:
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& PROPOSED
EAST
ELEVATION**

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SHEET NO:

A3



EXISTING EAST ELEVATION GARAGE

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

**RENOVATION AND
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SHEET TITLE:

**ADU -
EXISTING
& PROPOSED
EAST
ELEVATION**

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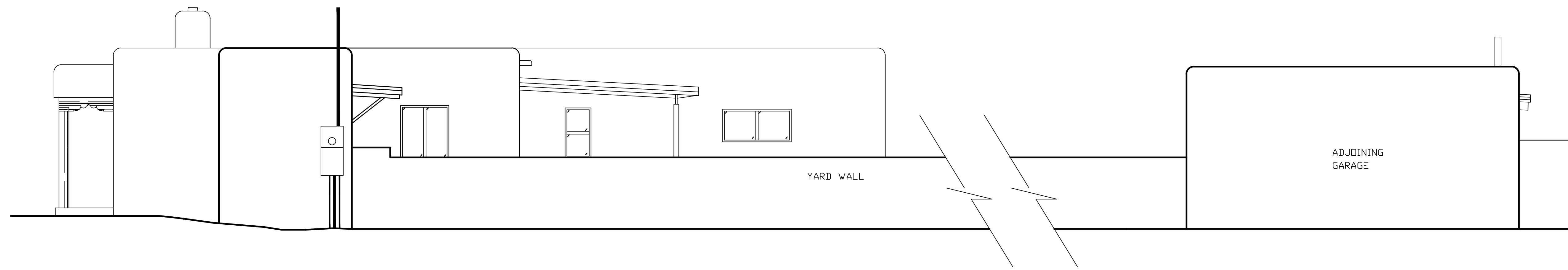
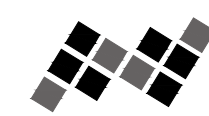
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PROPOSED EAST ELEVATION BEDROOMS

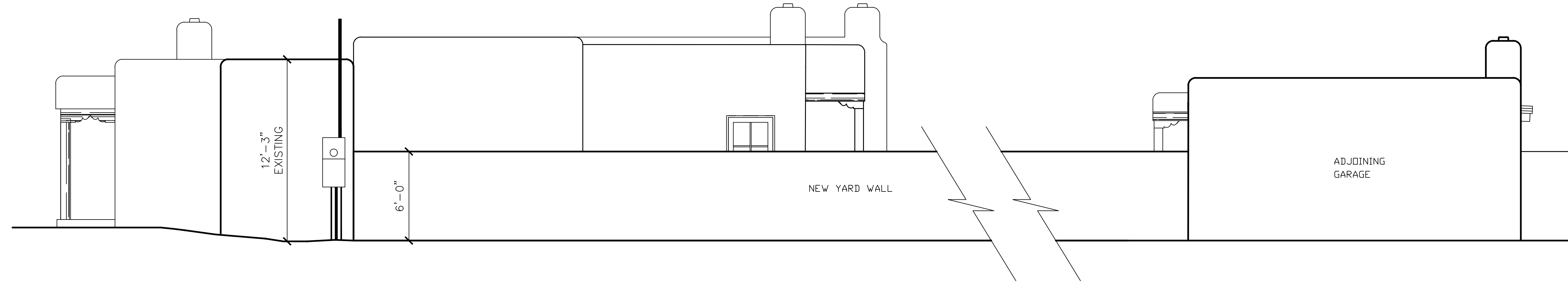
SCALE: 1/4" = 1'-0" | 1

A3.4



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

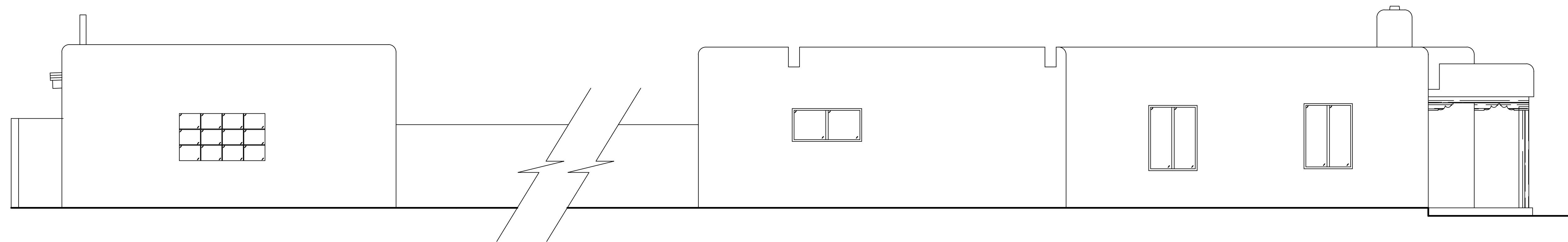
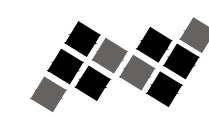
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SHEET TITLE:
**EXISTING
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NORTH
ELEVATION**

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SHEET NO:

A3.1



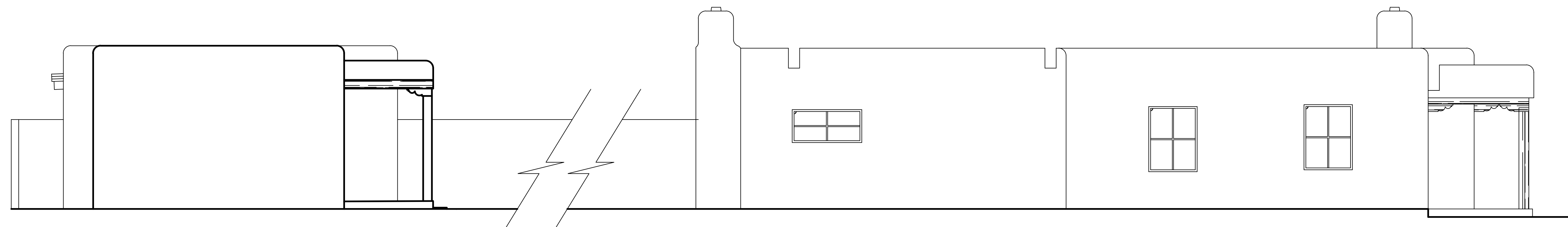
EXISTING SOUTH ELEVATION

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

3

**RENOVATION AND
ADDITION**

532 CALLE CORYVO
SANTA FE, NM



PROPOSED SOUTH ELEVATION

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

1

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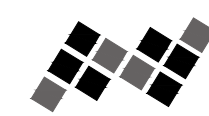
REVISIONS:
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SHEET TITLE:
**EXISTING
& PROPOSED
SOUTH
ELEVATION**

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SHEET NO:

A3.3



**RENOVATION AND
ADDITION**
532 CALLE CORYO
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EXISTING WEST ELEVATION

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



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SHEET NO:



PROPOSED WEST ELEVATION

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

A3.2