

Osage Design Studio  
Richard Woodbury  
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August 10, 2026, revised 8/11/26, 8/13/26

Historic Preservation Division  
Planning and Land Use Department  
City Hall  
200 Lincoln Avenue  
Santa Fe, NM 87501

Project Number: 2025-011549-HDRB  
Address: 527 and 527-A Agua Fria Street, Santa Fe NM 87501  
Owners: NEIRIKA LLC  
Building Status: Contributing  
UPC: 1-053-099-521-161  
Parcel No.: 11266176

**RE: Exception Request to add new opening**

On behalf of the applicant NEIRIKA LLC, I am submitting a request to add a new opening and changing the fenestrations on the non-primary portion of the south façade.

The property is located within the Guadalupe Historic District. The site has two existing residential structures. The subject structure is a tri-plex to be converted into a single family residence with attached garage located at the front of the property facing Agua Fria Street. (The rear structure is not part of the scope of this request; no work planned on the rear structure.) The subject structure is designated "contributing." The primary facades are the south façade (except for the south facing façade of the existing garage offset to the rear) and the east façade.

Per the HDRB meeting January 13, 2026, the project received conditional approval. See the attached Board Action letter.

The January 13<sup>th</sup> submittal indicated that the existing windows in the garage south façade window would remain. See the photos below for the existing windows.

The Applicant intends to eliminate the Accessory Dwelling Unit and reconstruct the existing Garage. The Applicant intends to relocate the garage door from the north to south façade. A primary reason for this change is to improve the legal access to the garage. (The existing access to the rear is through an adjacent lot without a platted access easement.) The two existing windows on the south garage façade would be removed. A new garage door will be placed on this façade in an enlarged opening.

The new garage door to be 16'-0" wide x 8'-0" tall. It will be an insulated overhead garage door with stained wood cladding. In addition, non-functioning black "wrought iron" hinges and handles will be installed to provide the illusion of carriage doors. Black exposed clavos will be installed on the wood planking of the door. The door to be stained Minwax "Special Walnut." The door would be recessed to

the interior of the wall with a stained wood surround on the inside face of the jamb and head. The exterior stucco would return with a bullnose to the trim.

Refer to the photographs attached to this letter for additional information about the garage door. A historic undated photo shows that the garage originally had two street facing doors. However, the applicant intends for a single wider door for functionality. The top colored garage door photo illustrates the intended design. The bottom photo is intended to show the proposed finish only.

On the North Façade, the 1/13/26 HDRB approved removing the existing garage door and installing new exterior doors and a window in new and enlarged openings. See the attached elevation drawings.

As the proposed garage door on the south façade is a new door in a new enlarged opening, an exception is required per Chapter 14-4.6(D). Exception requests must address the following criteria:

- a. Do not damage the character of the district.
- b. Are required to prevent a hardship to the applicant or an injury to the public welfare.
- c. 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.

Exception Request: Install new garage door on non-primary south facade. The exception request includes removal of two existing windows, enlarging an existing opening, and installing a new garage door.

*A. Do not damage the character of the district.*

Response: The unique character of the City will be maintained as the primary residence would be renovated in accordance to the HDRB's conditional approval. Approval of the proposed single garage door would reflect the use of the garage but updated for modern times. In addition, the structure as a whole indicates an evolution of use and renovation evident in the historic districts. For instance, the historic photo shows two garage doors in a garage structure with a rounded stucco parapet. This has changed to a stucco wall, painted wood fascia, street facing windows, and a rear garage door. The applicant is merely continuing this evolution.

*B. Are required to prevent a hardship to the applicant or an injury to the public welfare.*

Response: The Applicant considered two doors similar to the historic photo. For functionality, the Applicant would prefer a single door. Modern vehicles are often larger than historic vehicles. A wider single door would ease maneuverability of a vehicle entering or exiting. Narrow double doors would create a hardship as the future residents would not have free use of the garage.

*C. 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.*

Response: As noted above, a single wider door would be the most flexible option for a new garage door. This is the ideal design option for the Applicant and future resident. The Applicant has reasonable concerns that not providing a garage would limit what residents would consider residing in the residence. This was the primary reasoning for eliminating the ADU from the work scope and reconstructing the garage.

Please review this request. Notify me if you have any questions or require additional information.

Sincerely,

*Richard Woodbury*

Richard Woodbury  
Osage Design Studio

Attachments: 24x36 PDF drawings dated 8/10/26  
HDRB Board Action Letter dated 1/13/26



South Façade – Western end of south facing garage structure



South Façade – Eastern end of south facing garage structure



Historic Photo of South Façade showing original garage doors  
Date Unknown



Existing Garage – northeast corner



Existing Garage – north façade showing existing garage door



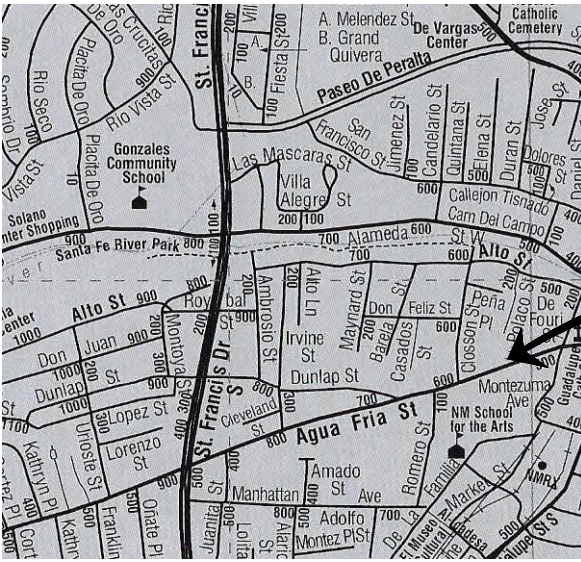
Proposed Garage Door Style



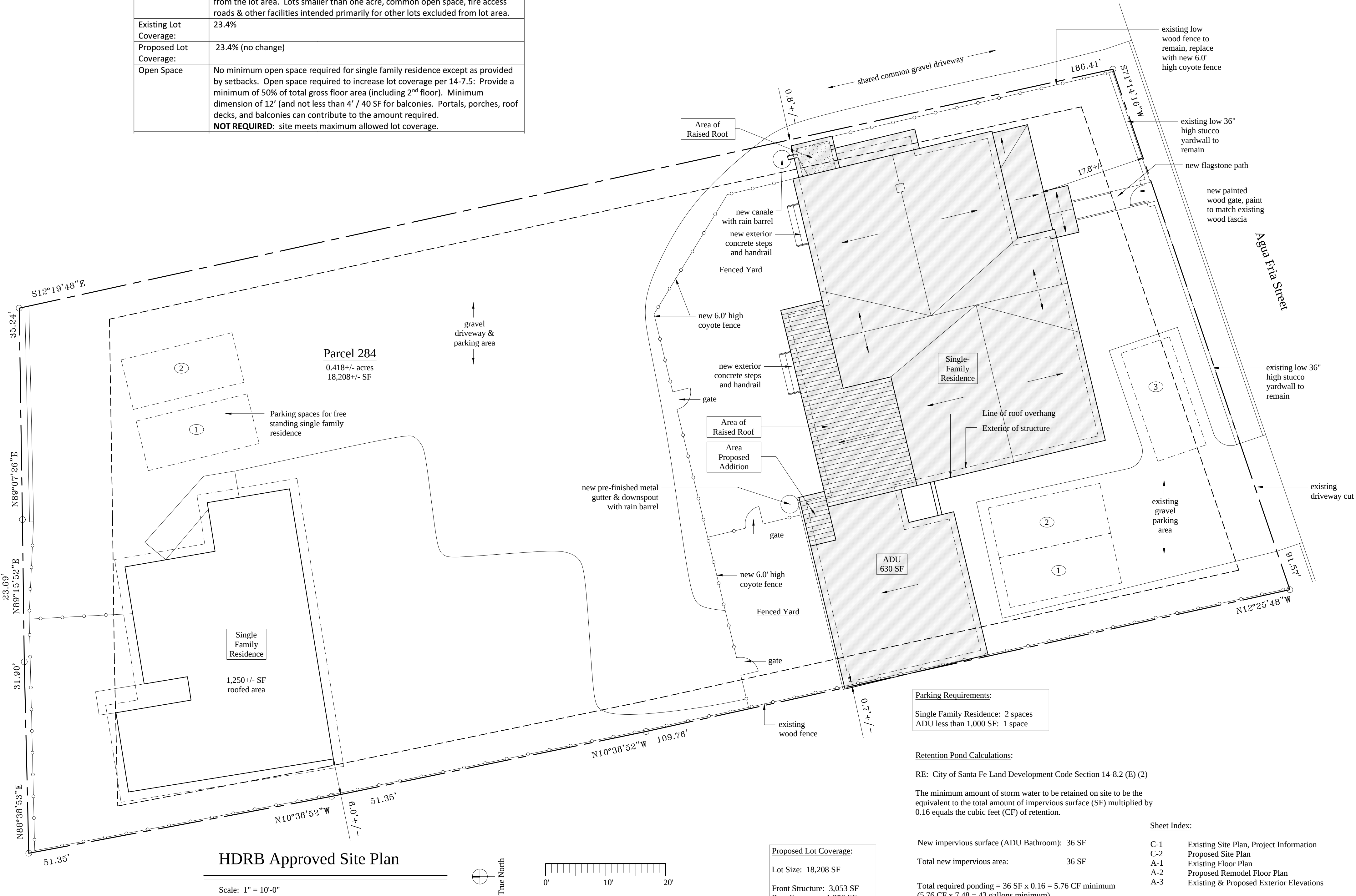
Proposed Garage Door Color – Minwax “Special Walnut” (refer to photo for color only, not style)

| City of Santa Fe Chapter 14 Land Development Code |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Owner                                             | NEIRIKA LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Address                                           | 527 Agua Fria Street, Santa Fe NM 87501                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| UPC                                               | 1-053-099-521-161                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Tax Parcel                                        | 1126 6176                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Legal                                             | Guadalupe Neighborhood Parcel 284, T17N R9E S23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Zoning                                            | R-21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Historic District                                 | Westside Guadalupe Historic District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Hist. Bldg. Status                                | Contributing                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Flood Plain                                       | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Archeological                                     | Historic Downtown Archeological Review District                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Escarpment                                        | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Mountain                                          | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Density                                           | 21 dwelling units per acre                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Min. Lot Size                                     | 3,000 SF minimum, 2,000 SF with common open space                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Existing Lot Size                                 | 0.418± acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Max. Height                                       | 24' maximum height for residential structures, within 10' of side or rear property no portion of any story above ground level shall be higher than 14.0'.<br><b>Maximum height might be superseded by historic.</b>                                                                                                                                                                                                                                                                                                                                                     |
| Existing Height                                   | 18'-8"± (no proposed change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Setbacks (minimum yard requirements)              | Front: 7' (20' for front facing garage)<br>Side: 5'<br>Rear: 15' or 20% of average lot depth, whichever is less                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Maximum Lot Coverage:                             | 40% maximum for single family or multi-family of fewer than 6 units. 40% maximum for multi-family with 6 or more units. May increase to 55% maximum if private open space is provided. (Lot coverage is the total area of structures on a lot in relation to lot area). For residential development, the portion of a lot occupied by easements for private roads and lot access driveways is excluded from the lot area. Lots smaller than one acre, common open space, fire access roads & other facilities intended primarily for other lots excluded from lot area. |
| Existing Lot Coverage:                            | 23.4%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Proposed Lot Coverage:                            | 23.4% (no change)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Open Space                                        | No minimum open space required for single family residence except as provided by setbacks. Open space required to increase lot coverage per 14-7.5: Provide a minimum of 50% of total gross floor area (including 2 <sup>nd</sup> floor). Minimum dimension of 12' (and not less than 4' / 40 SF for balconies. Portals, porches, roof decks, and balconies can contribute to the amount required.<br><b>NOT REQUIRED:</b> site meets maximum allowed lot coverage.                                                                                                     |

|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessory Structures    | Generally, cannot be used as an accessory dwelling – may have a half bathroom (sink & toilet) or kitchen but not both.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Parking Residential     | <b>Dwelling Unit:</b> 2 spaces per unit<br><b>Attached Dwelling Unit (2-5 units):</b> 2 spaces per dwelling unit<br><b>Attached Dwelling Unit (over 5 units, less than 800 SF):</b> 1 assigned space and 0.25 unassigned space per DU<br><b>Attached Dwelling Unit (over 5 units, 800-1200 SF):</b> 1 assigned space and 0.5 unassigned space per DU<br><b>Attached Dwelling Unit (over 5 units, over 1200 SF):</b> 1 assigned space and 1.0 unassigned space per DU<br><b>Accessory Dwelling Unit:</b> 1 space if ADU < 1,000 SF; otherwise 2 spaces<br><b>Accessory Structures:</b> parking not required<br>3 offstreet parking spaces |
| Required Parking Spaces |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Existing Parking Spaces | 6 off street parking spaces provided on lot for subject lot (1 in garage).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Parking Space Size      | Standard pull in: 8.5' x 19', 23' drive aisle<br>Small car: 7.6' x 15', 20' drive aisle. Parking lots with 10 or more spaces may have up to 20% of total req'd spaces designated as small car.<br>Parallel: 8.5' x 23'<br>Parking lots with less than 40 spaces may be gravel.                                                                                                                                                                                                                                                                                                                                                           |



Vicinity Map



**Parking Requirements:**  
Single Family Residence: 2 spaces  
ADU less than 1,000 SF: 1 space

**Retention Pond Calculations:**

RE: City of Santa Fe Land Development Code Section 14-8.2 (E) (2)

The minimum amount of storm water to be retained on site to be the equivalent to the total amount of impervious surface (SF) multiplied by 0.16 equals the cubic feet (CF) of retention.

New impervious surface (ADU Bathroom): 36 SF  
Total new impervious area: 36 SF

Total required ponding = 36 SF x 0.16 = 5.76 CF minimum  
(5.76 CF x 7.48 = 43 gallons minimum)

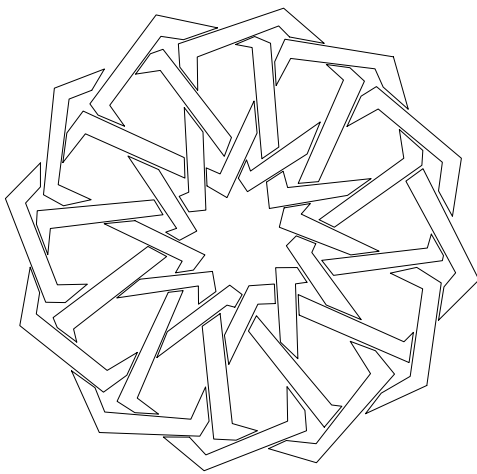
Required retainage provided with (1) 50 gallon rain barrel

**Sheet Index:**

C-1 Existing Site Plan, Project Information  
C-2 Proposed Site Plan  
A-1 Existing Floor Plan  
A-2 Proposed Remodel Floor Plan  
A-3 Existing & Proposed Exterior Elevations

Scope of Work: Exterior and Interior  
Remodel of an existing residential structure.

Issued for City of Santa Fe Historic  
Division Review



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Renovation of an Existing Residential Structure

**NIERIKA LLC**

527 Agua Fria Street, Santa Fe NM 87501

Existing Site Plan  
Project Information

PRELIMINARY  
Not for Construction  
HDRB Review Only

8/10/26

2025-011549-HDRB

**C-1**

Sheet 1 of 6



1216 Vitalia Street  
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# Renovation of an Existing Residential Structure

NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501

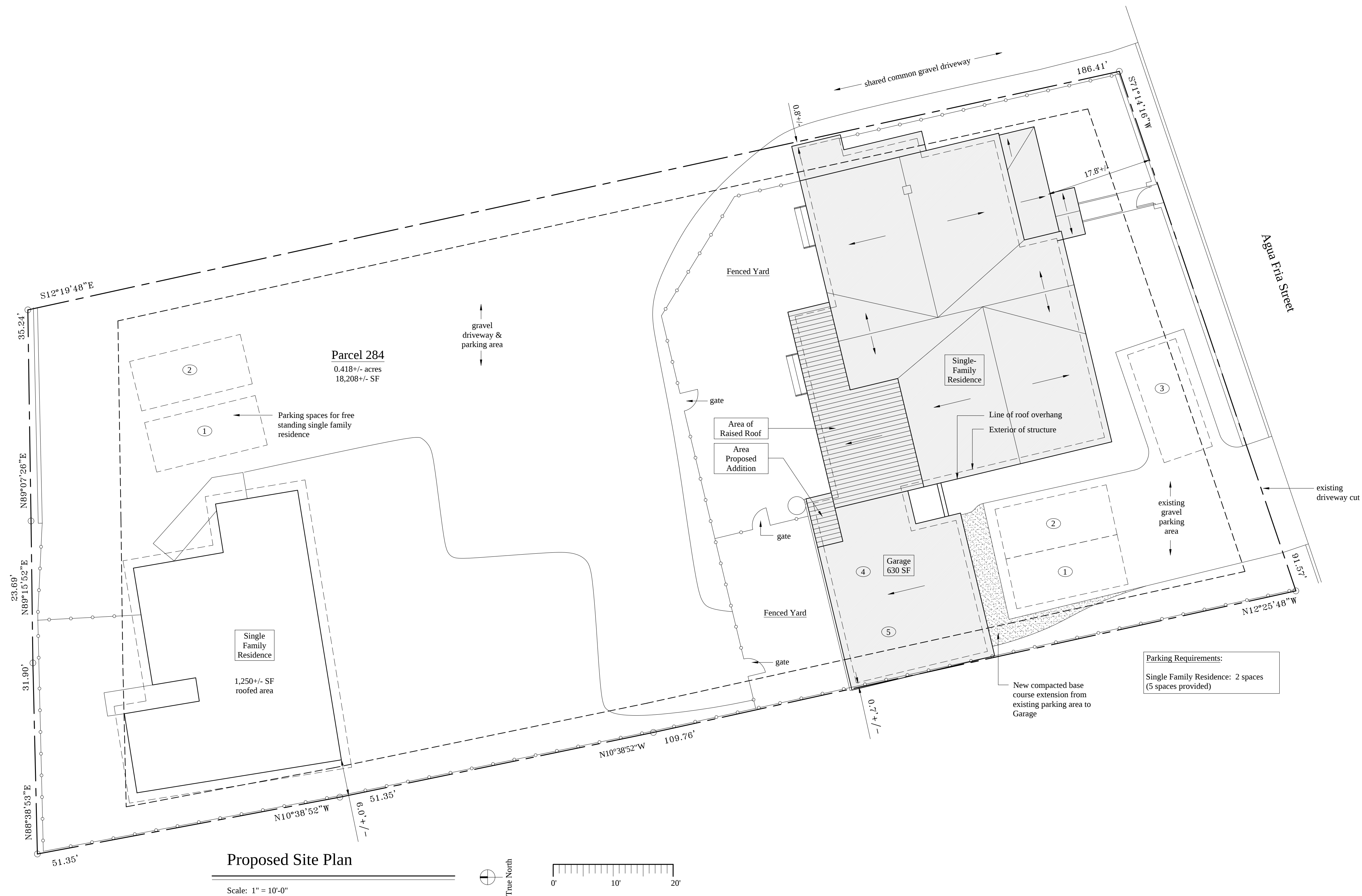
## Proposed Site Plan

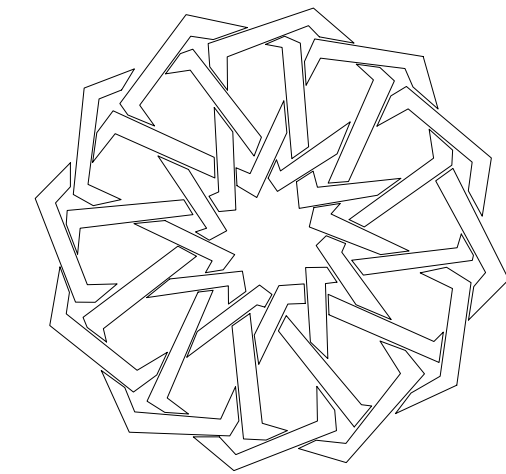
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# C-2

Sheet 2 of 6





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Renovation of an Existing Residential Structure

**NIERIKA LLC**

527 Agua Fria Street, Santa Fe NM 87501

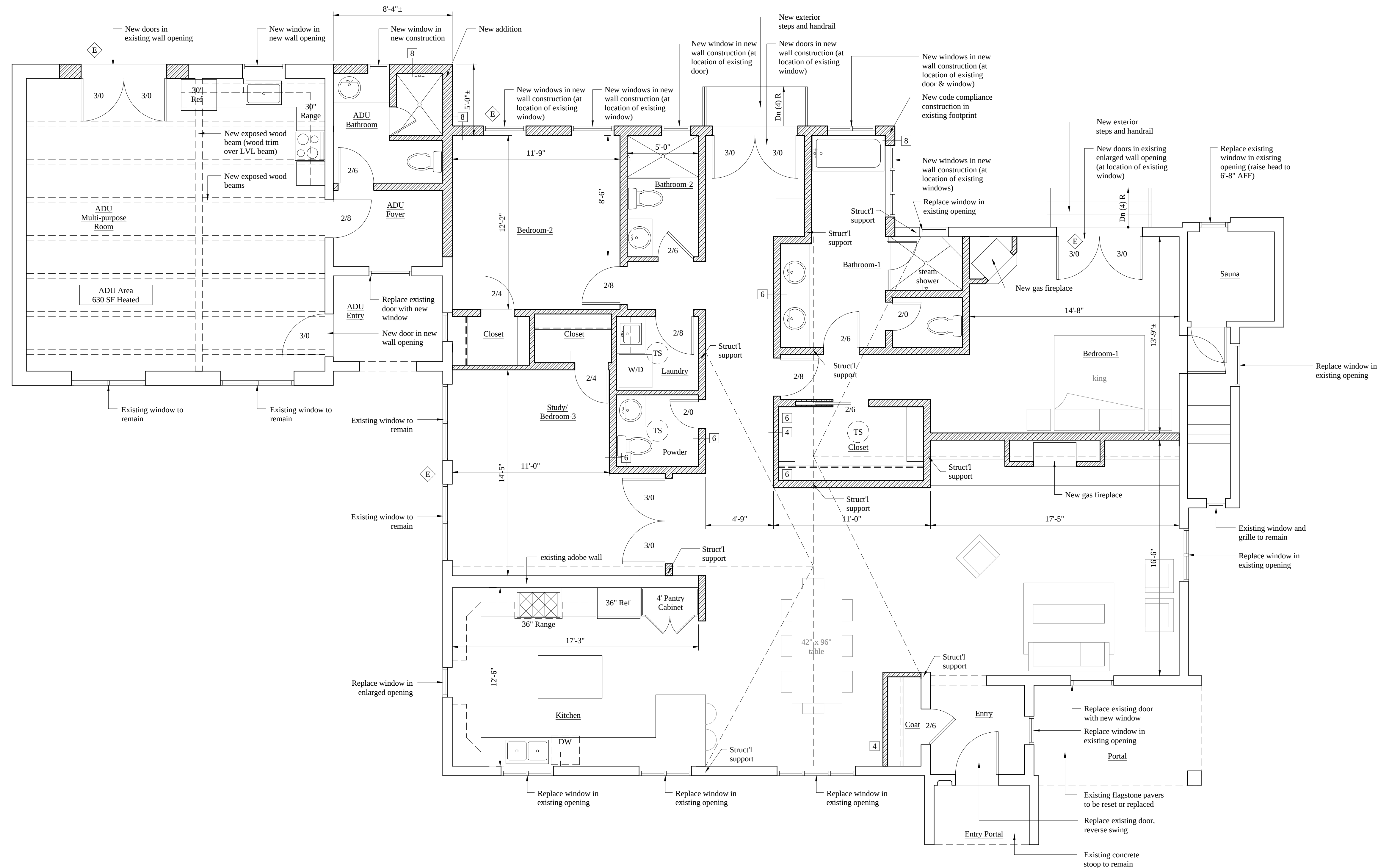
Existing Floor Plan

PRELIMINARY  
Not for Construction  
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8/10/26

**A-1**

Sheet 3 of 5



**Total Existing Floor Areas:**

Heated: 2,345 SF  
Non-heated (garage): 506 SF  
Portals: 166 SF

Total Heated: 2,345 SF  
Total Roofed: 3,017 SF

**Total Proposed Floor Areas:**

Heated: 36 SF  
Non-heated (garage): 0 SF  
Portals: 0 SF

Total Heated: 36 SF  
Total Roofed: 36 SF

**Total Adjusted Floor Areas:**

Heated: 2,887 SF  
Non-heated (garage): 0 SF  
Portals: 166 SF

Total Heated: 2,887 SF  
Total Roofed: 3,053 SF

**Wall Legend:**

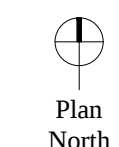
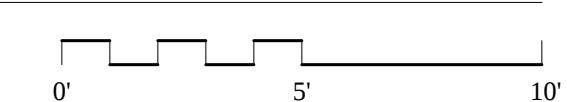
Existing wood framed construction  
New CMU / masonry construction  
New wood framed construction

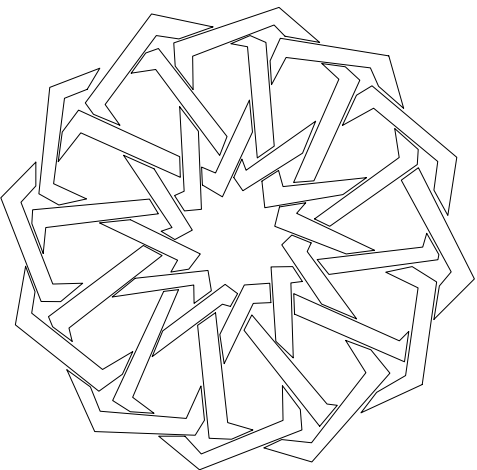
**Wall Types:**

2 x 8 wood studs  
2 x 6 wood studs  
2 x 4 wood studs

HDRB Approved Floor Plan

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





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Renovation of an Existing Residential Structure

NIERIKA LLC

Guadalupe Neighborhood Parcel 284  
527 Agua Fria Street, Santa Fe NM 87501

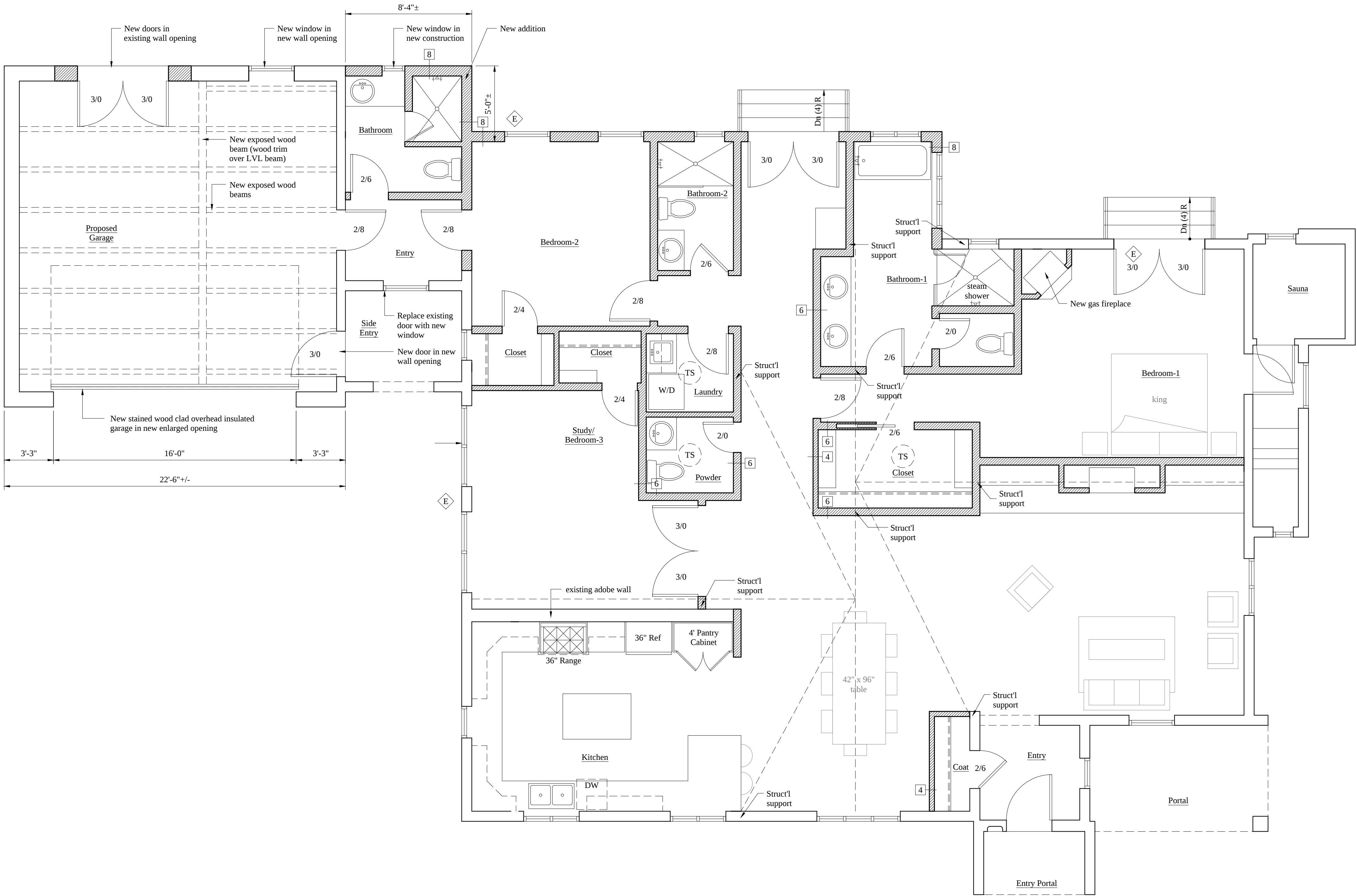
Proposed Remodel Plan

PRELIMINARY  
Not for Construction  
HDRB Review Only

8/10/26

A-2

Sheet 4 of 6



Total Existing Floor Areas:

Heated: 2,345 SF  
Non-heated (garage): 506 SF  
Portals: 166 SF

Total Heated: 2,345 SF  
Total Roofed: 3,017 SF

Total Proposed Floor Areas:

Heated: 36 SF  
Non-heated (garage): 506 SF  
Portals: 0 SF

Total Heated: 36 SF  
Total Roofed: 542 SF

Total Adjusted Floor Areas:

Heated: 2,381 SF  
Non-heated (garage): 506 SF  
Portals: 166 SF

Total Heated: 2,381 SF  
Total Roofed: 3,053 SF

Wall Legend:

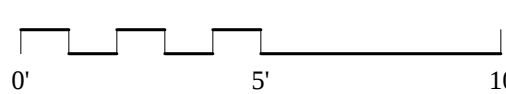
Existing wood framed construction  
New CMU / masonry construction  
New wood framed construction

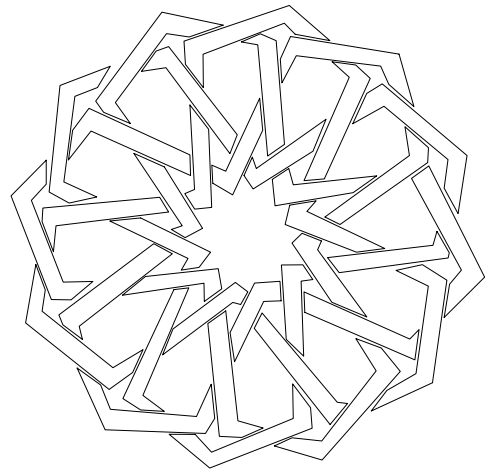
Wall Types:

2 x 8 wood studs  
2 x 6 wood studs  
2 x 4 wood studs

Proposed Approved Floor Plan

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





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Renovation of an Existing Residential Structure

**NIERIKA LLC**

527 Agua Fria Street, Santa Fe NM 87501

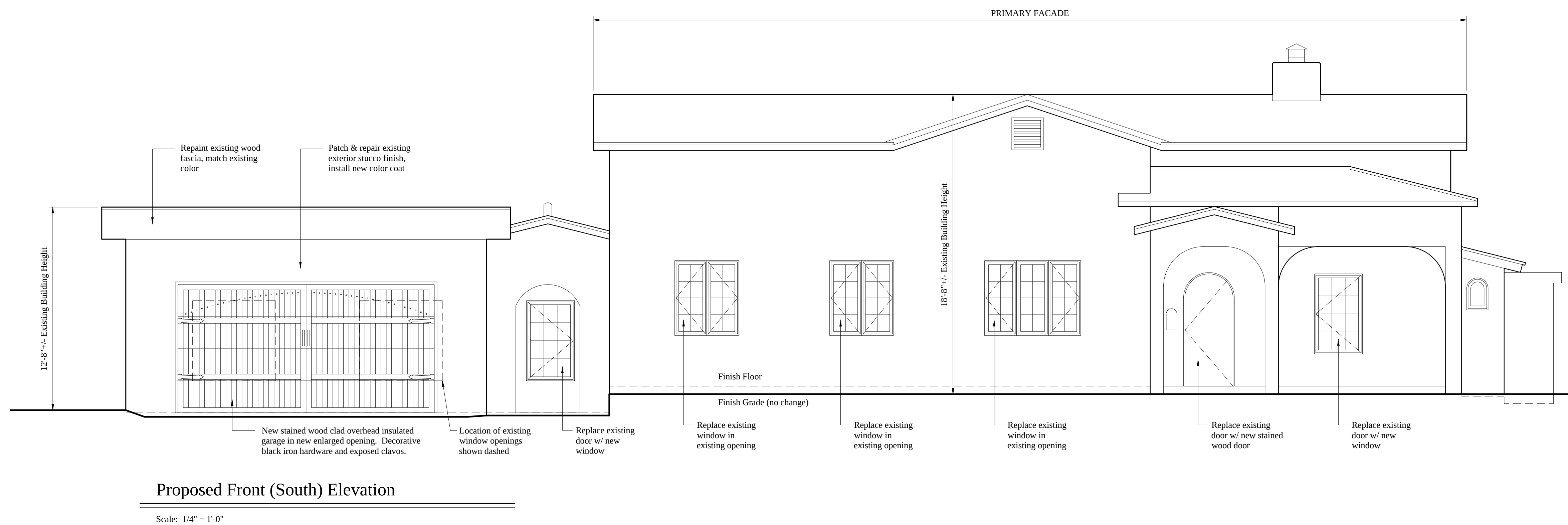
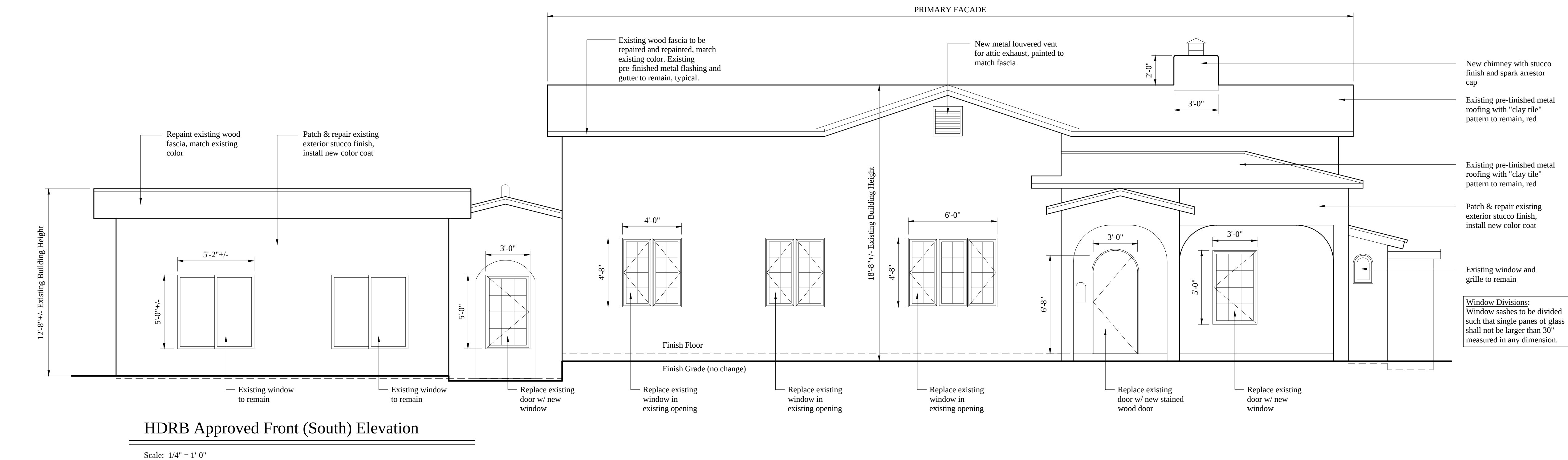
Exterior Elevations

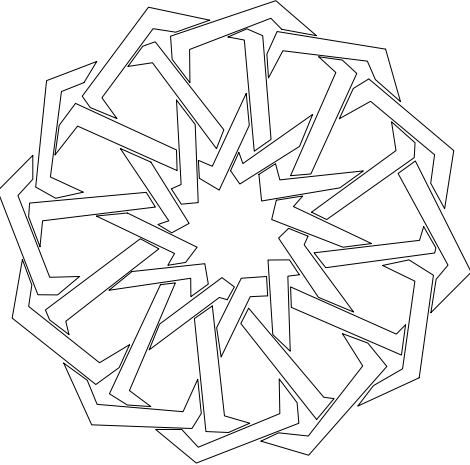
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**A-3**

Sheet 5 of 6





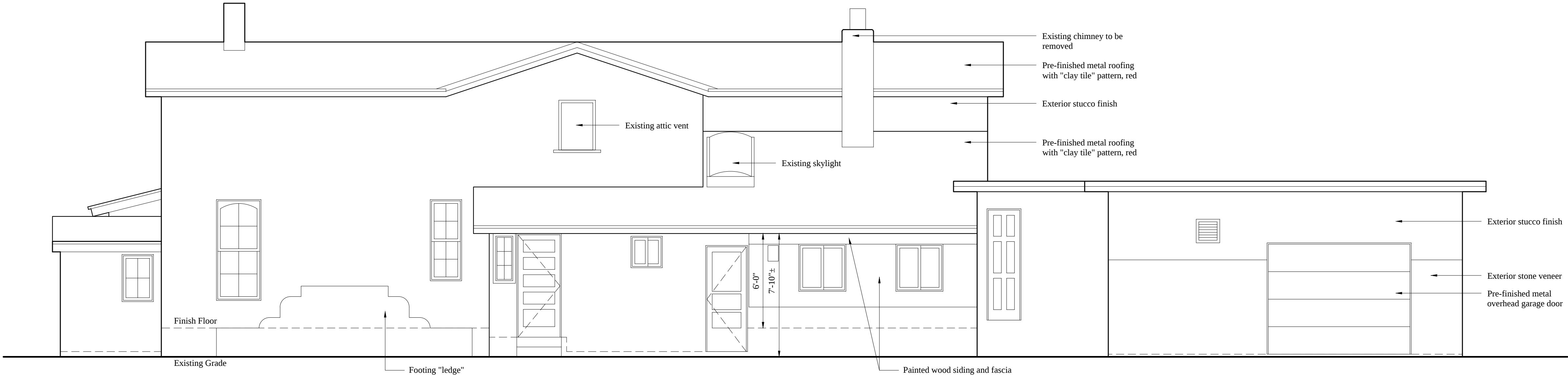
Osage Design  
Studio

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Renovation of an Existing Residential Structure

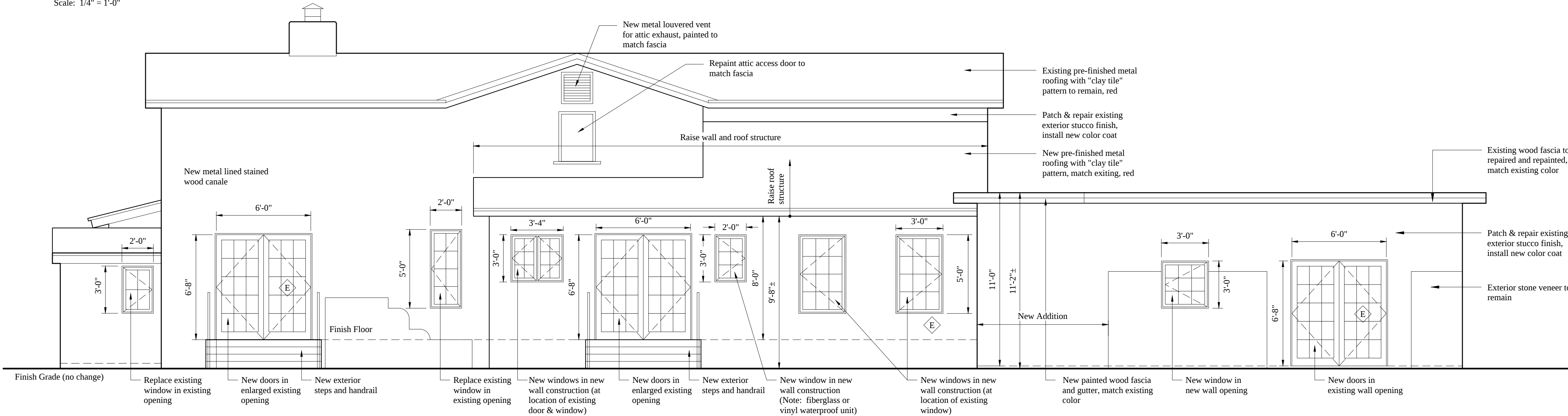
NIERIKA LLC

527 Agua Fria Street, Santa Fe NM 87501



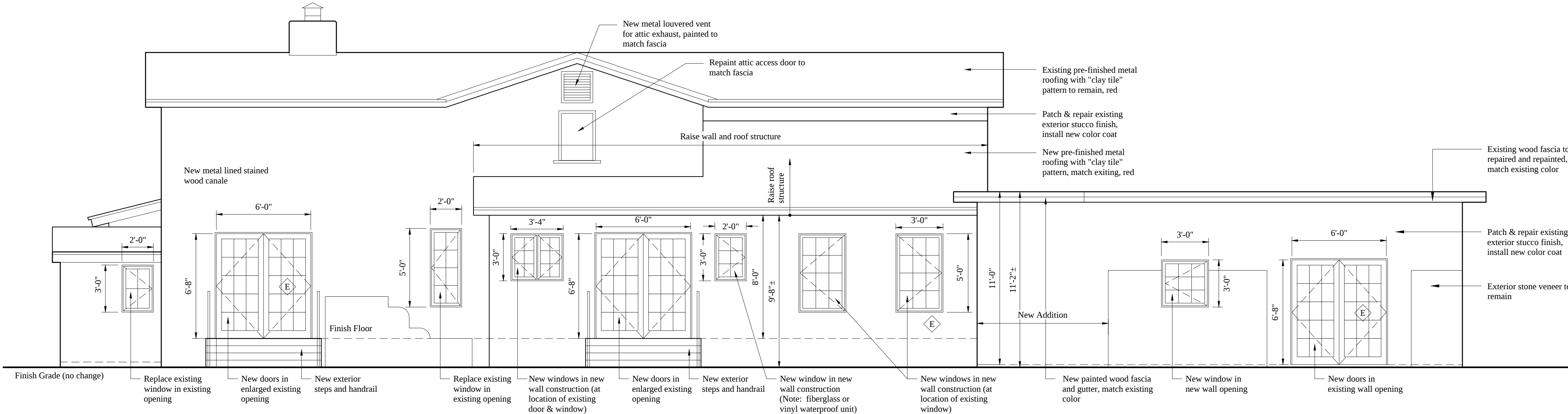
Existing Rear (North) Elevation

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



HDRB Approved Rear (North) Elevation

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



Proposed Rear (North) Elevation

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

NOTE:  
No proposed changes between  
HDRB approved North Elevation  
and Proposed North Elevation.

Exterior Elevations

PRELIMINARY  
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8/11/26

A-4

Sheet 6 of 6