Proposal Letter

RE: Wheelwright Museum **Date:** 9/28/26

TO: Historic Preservation Division, City of Santa Fe

Subject: Historic Design Review Application

To whom it may concern:

This letter is submitted on behalf of Wheelwright Museum of the American Indian, in application to the Historic Preservation Division for a proposed modest addition and renovation to the Museum.

The 8.3-acre site is zoned R-1 and is located at 704 Camino Lejo, adjacent to the Museum of International Folk Art and Museum Hill. The property consists of three buildings. A two-story museum and administrative building totals about 14,700 sf, a one-story library and art collections building totals about 6,700 sf, and a one-story accessory storage building totals 3,200 sf. Building massing is defined by brown stucco walls, wood details, stone and concrete bases, and infrequent but large windows. The site is located in the Historic Review Historic District, and the City of Santa Fe GIS marks all three existing buildings as "Not Resurveyed."

This application concerns the museum and administrative building. The oldest part of this building was constructed in 1937 and was added to the National Register of Historic Places in the 1990s. It includes lower-level administrative spaces and the octagonal Klah Gallery, built in the style of a Navajo ceremonial hooghan. Additions 1966 and 1997 added stairs, bathrooms, and elevator, and a major addition in 2014 added about 5,000 sf of visitor services and gallery area.

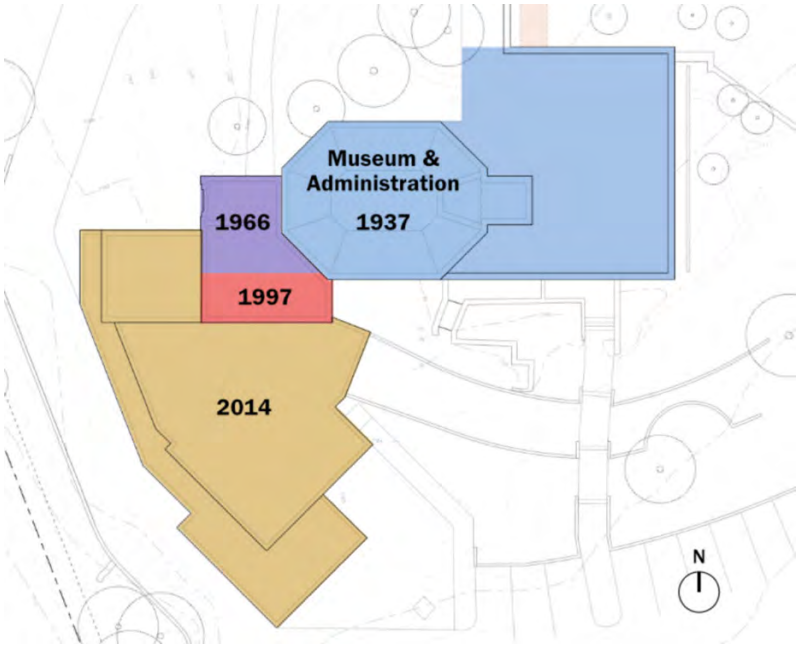


Figure 1 Diagram, timeline of Museum building additions

This project addresses several critical programmatic needs of the museum related to wayfinding, entry, accessibility, and functional clarity. The design solution consists of a proposed single-story entry lobby addition with a basement level, totaling about 2,060 sf of new building area. The addition will have a 1,030 sf footprint and a 324 sf unheated entry portal. Interior renovations to the existing building immediately adjacent to the addition are also proposed as part of the scope. The proposed addition will create a clear much needed entry and reception lobby to the museum, solving existing wayfinding problems; new visitors have historically had to search for the museum entrance, which is not visible as one approaches the building. Finally, it is an opportunity to replace an ageing elevator, ensuring accessibility for people and art within the museum.

The proposed addition consists of a small entry portal that partially wraps the simple mass of the entry lobby addition. The lobby addition is a simple stepped mass with a maximum height of 16'-6" above finish floor that steps down to 14'-0". The 16'-6" height is consistent with the height of the adjacent existing building and is set by the height requirements of the elevator. The top of the parapet at the entry portal is 11'-0".

The addition and the portal will receive a floated sand finished stucco intended to match the finish and color of the existing building, which appears to be 'Buckskin'; #106 by La Habra (El Rey Stucco) or X-93 by Facades Xi; an image of the color is attached to this application. Stuccoed corners and all parapet edges will receive a 2" radiused finish.

The columns at the portal will be 10"Ø sealed fir posts sitting on a 12"Ø concrete base. The parapet at the portal shall receive a stuccoed finish while the finished ceiling at the portal will be from shiplap cedar with recessed down lights.

The floor at the portal will be brick and will extend to and match the pavers at the existing terrace that faces East in front of the Klah Gallery space.

The windows to the proposed addition will be bronze anodized aluminum windows with true divided lights, and the entry doors will be aluminum sliders with a bronze finish.

The addition will extend from the North façade of the 1966 addition and will not touch the historic 1937 structure. Due to grade change and vegetation, neither the existing building nor the proposed work will be visible from the public way, as shown on G101 in the attached packet.

Attached to this Proposal Letter, please find the following:

A. Application Form duly signed by the Owner
B. Preliminary Zoning Review Worksheet
C. Aerial & Street Photographs
D. Existing and Proposed Site Plans
E. Existing and Proposed Floor pans at 1/8"= 1'-0" scale
F. Existing and Proposed Elevations with material callouts

Please feel free to contact me if you require any clarifications or additional material.

Sincerely,

Devendra N Contractor , AIA, Principal
devendra@dncarchitect.com
DNCA Architects

MEMORANDUM

Date: October 5, 2026

TO: Lani McCulley
Historic Senior Planner
Land Use Department
City of Santa Fe

Subject: HDRB Design Review Exception Criteria – The Wheelwright Museum of the American Indian

Historic Districts and Historic Landmarks
Design Standards Exception Criteria

Section §14-4.6(D)(2) states that "The HDRB may review and grant or deny requests for exceptions to all provisions of Section 14-4.6(E), General Design Standards for All Historic Districts (except provisions regarding Height, Pitch, Scale, Massing and Floor Stepbacks)."

The proposed design respectfully requests three exceptions:

Exception 1
For constructing an addition on a primary façade and within 10' of the primary façade §14-4.6(E)(2)(II)(b), stating that "All building additions shall be set back a minimum of ten feet from the primary facade." The exception criteria as specified in §14-4.6(D)(2)(II) are as follows:

(i) Do not damage the character of the district
- *Response:* The proposed addition of the Lobby to the existing the North facade of the existing building will not be visible from Camino Lejo or from any of the adjacent properties and will not have any visible impact on the neighborhood or the district.

(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare
- *Response:* The museum is in dire need of a number of upgrades that the proposed Lobby addition will provide:
  a. *A solution to Wayfinding issues: most visitors cannot easily find the existing front door to the Museum on the East side of the 1937 historic building, which is not clearly or intuitively visible to the visitor as they approach the museum.*
  b. *The historic entry on the East side of the Klah galley, opens directly into Klah gallery. The lack of an airlock vestibule at this location presents serious challenges to the museum to maintain temperature and humidity control to the gallery and poises serious risks to the artifacts and art on display in the Gallery space. To mitigate this condition, the applicant has constructed a temporary vestibule to the north side of the building.*
  c. *The Lobby addition will allow the museum to replace an existing elevator that has reached the end of its lifespan and will no longer be serviceable. This will have a tremendous positive impact on the accessibility and functionality of the museum.*

d. The lobby addition will restore the location of the stair to the lower level of the building to where it was previously located in the 1966 addition. This will restore the connectivity and visibility of the historic trading post to the visitor experience.

e. The Lobby addition will allow the galleries and to be closed while allowing a visitor an accessible path the historic gift store and accessible toilet facilities.

(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.

- *Response:* Allowing the Wheelwright Museum of the American Indian to construct the lobby will enhance the institutional functioning and longevity of the Museum, which in turn, as the first museum on Museum Hill and a cultural destination, will strengthen the unique heterogeneous character of the neighborhood and the city.

Exception 2

An exception is requested to allow an addition exceeding 50% of the existing footprint and dimension of the primary facade, per SFCC **§14-4.6(E)(2)(II)(c)**, stating that "Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary façade." The exception criteria as specified in **§14-4.6(D)(2)(II)** are as follows:

(i) Do not damage the character of the district

- The proposed addition of the Lobby to the existing the North facade of the existing building will not be visible from Camino Lejo or from any of the adjacent properties and will not have any visible impact on the neighborhood or character of the district.

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

- *Response:*
  - *a. This exception is requested to allow the applicant to replace an existing elevator that has reached the end of its lifespan and will no longer be serviceable This will have a tremendous positive impact on the accessibility and functionality of the museum.*
  - *b. The lack of an airlock vestibule to the museum presents serious challenges to the applicant to maintain temperature and humidity control to the gallery spaces and poises serious risks to the artifacts and art on display in the Museum.*
  - *c. The lack of a viable Lobby space in the museum presents serious security and functional challenges to the applicant*

(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.

- *Response:* Allowing the Wheelwright Museum of the American Indian to construct the lobby will enhance the institutional longevity and functioning of the Museum, which in turn, as the first museum on Museum Hill, and a cultural destination in the City of Santa Fe, will strengthen the unique heterogeneous character of the neighborhood and the city.

Exception 3

An exception is requested to allow the proposed addition to exceed 16'-0, per SFCC **§14-4.6(F)(1)(III)(f)**, stating that "When the proposed building, yard wall, or fence is located in a streetscape that includes no buildings, yard walls, or fences, the height of the proposed building shall not exceed 16 feet. Yard walls and fences in this streetscape shall not exceed five feet in height." The exception criteria as specified in **§14-4.6(D)(3)(II)** are as follows:

(i) Do not damage the character of the streetscape;

- *Response:*
  a. *This exception is requested as the proposed addition will be set back just over 300' feet from the street will not be visible from the street and does not impact the streetscape.*

(ii) Prevent a hardship to the applicant or an injury to the public welfare;

- *Response:*
  a. *The proposed addition is 16'6" tall from adjacent grade and 7'-9" below the height of the existing historic Klah gallery. The proposed height is set by the requirements of the new elevator over-run and a desire to conceal future rooftop equipment - which would negatively the visual iconic character of the Klah Gallery*

(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;

- *Response:*
  a. *Allowing the Wheelwright Museum of the American Indian to construct the lobby with a functional elevator and concealed rooftop equipment will enhance the institutional longevity and functioning of the Museum, which in turn, as the first museum on Museum Hill, and a cultural destination in the City of Santa Fe, will strengthen the unique heterogeneous character of the neighborhood and the city.*

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;

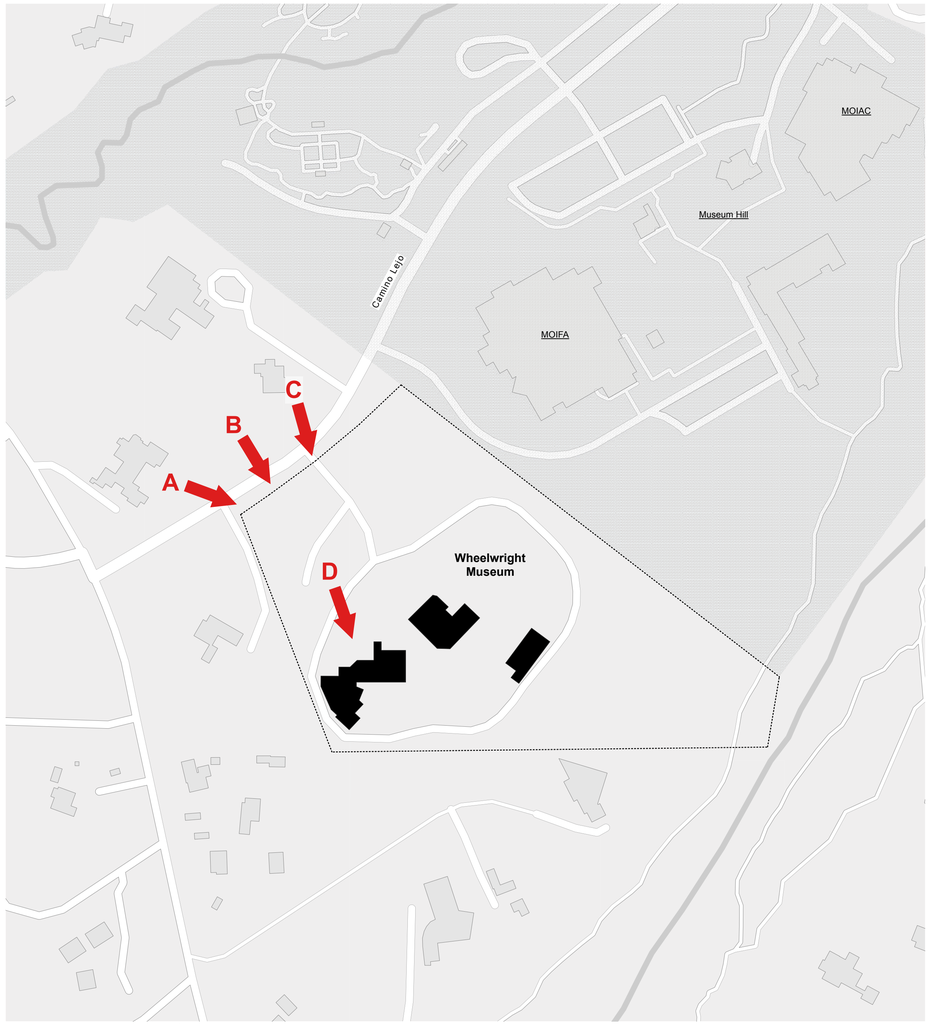
- *Response:*
  a. *The historic grow and the evolution of the built form of Wheelwright Museum of the American Indian is unique within the cluster of the adjacent Museums on Museum Hill. The museum is set back from the street, and the proposed improvements will not be visible from the street or impact the street scape. The proposed additions ware necessary to preserve the viability and longevity of the institution.*

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

- *Response:*
  a. *While the proposed addition addresses existing and future needs, it is also is a result of the following special conditions and circumstances which are not a result of the actions of the applicant:*
    - *The existing elevator has reached the end of its serviceable life*
    - *New and current standards in museum and art conservation necessitate the relocation and construction of a lobby with a vestibule airlock*

(vi) Provide the least negative impact with respect to the Purpose of this section as set forth in Section 14-4.6A.1).

- *Response:*
  a. *The proposed addition allows the applicant to continue to preserve the character, the historic structure and the iconic presence of the Klah gallery.*
  b. *The proposed addition is in a simple mass harmonious with the Santa Fe historic style*
  c. *The proposed addition allows the historic structures of the Wheelwright Museum of the American Indian to be legible and iconic.*



1 G101 Site Location Map
Scale: 1:1500

N

0 100 200 300 400 ft









Consultant

dnca architects
924-A Shoofly Street, Santa Fe, NM 87505
ph(505)255-4033

WHEELWRIGHT MUSEUM OF THE AMERICAN INDIAN

Mittler Gallery Phase 1

704 Camino Lejo, Santa Fe, NM 87505

Date	Issue

Issue Date: May 1, 2026	Plot Date: 5/4/26
Drawn by	Checked by

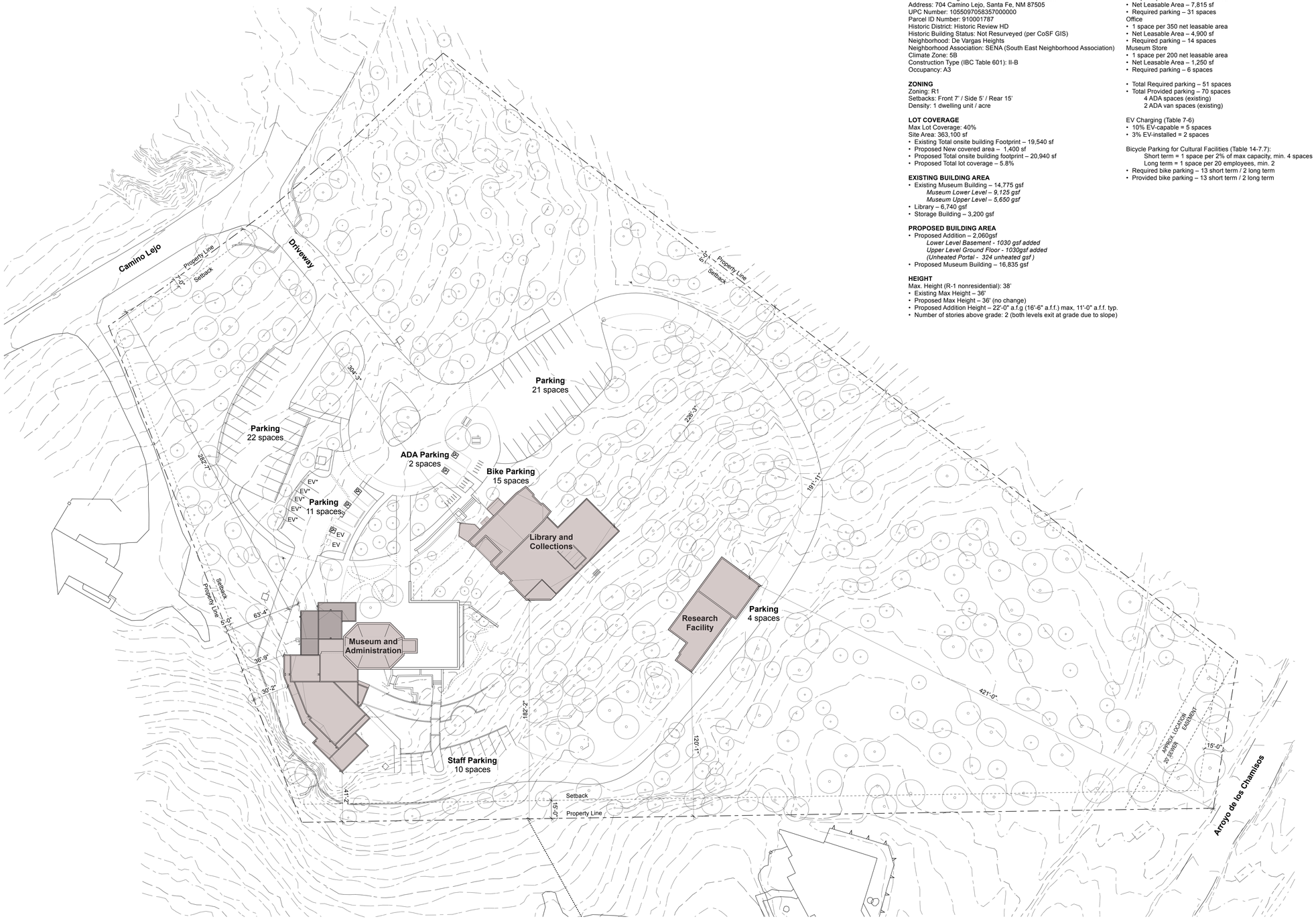
File: WMAI --G100 Cover.vwx

Set: **Mittler Gallery Phase 1 Report**

Sheet Title: **Street View Photos**

G101

Sheet of



1 / AS100 Proposed Property Plan
Scale: 1" = 40'-0"
0 20 40 60 80 ft
N

PROJECT DATA

Santa Fe Land Development Code, adopted Nov. 2025

Jurisdiction: City of Santa Fe
Owner: Wheelwright Museum of the American Indian
Address: 704 Camino Lejo, Santa Fe, NM 87505
UPC Number: 1055097058357000000
Parcel ID Number: 910001787
Historic District: Historic Review HD
Historic Building Status: Not Resurveyed (per CoSF GIS)
Neighborhood: De Vargas Heights
Neighborhood Association: SENA (South East Neighborhood Association)
Climate Zone: 5B
Construction Type (IBC Table 601): II-B
Occupancy: A3

ZONING
Zoning: R1
Setbacks: Front 7' / Side 5' / Rear 15'
Density: 1 dwelling unit / acre

LOT COVERAGE
Max Lot Coverage: 40%
Site Area: 363,100 sf
- Existing Total onsite building Footprint – 19,540 sf
- Proposed New covered area – 1,400 sf
- Proposed Total onsite building footprint – 20,940 sf
- Proposed Total lot coverage – 5.8%

EXISTING BUILDING AREA
- Existing Museum Building – 14,775 gsf
  Museum Lower Level – 9,125 gsf
  Museum Upper Level – 5,650 gsf
- Library – 6,740 gsf
- Storage Building – 3,200 gsf

PROPOSED BUILDING AREA
- Proposed Addition – 2,060gsf
  Lower Level Basement - 1030 gsf added
  Upper Level Ground Floor - 1030gsf added
  (Unheated Portal - 324 unheated gsf)
- Proposed Museum Building – 16,835 gsf

HEIGHT
Max. Height (R-1 nonresidential): 38'
- Existing Max Height – 36'
- Proposed Max Height – 36' (no change)
- Proposed Addition Height – 22'-0" a.f.g (16'-6" a.f.f.) max, 11'-0" a.f.f. typ.
- Number of stories above grade: 2 (both levels exit at grade due to slope)

PARKING
Car Parking (Table 14-7.4):
Museum
- 1 space per 250 net leasable area
- Net Leasable Area – 7,815 sf
- Required parking – 31 spaces

Office
- 1 space per 350 net leasable area
- Net Leasable Area – 4,900 sf
- Required parking – 14 spaces

Museum Store
- 1 space per 200 net leasable area
- Net Leasable Area – 1,250 sf
- Required parking – 6 spaces

- Total Required parking – 51 spaces
- Total Provided parking – 70 spaces
  4 ADA spaces (existing)
  2 ADA van spaces (existing)

EV Charging (Table 7-6)
- 10% EV-capable = 5 spaces
- 3% EV-installed = 2 spaces

Bicycle Parking for Cultural Facilities (Table 14-7.7):
Short term = 1 space per 2% of max capacity, min. 4 spaces
Long term = 1 space per 20 employees, min. 2
- Required bike parking – 13 short term / 2 long term
- Provided bike parking – 13 short term / 2 long term

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WHEELWRIGHT MUSEUM OF THE AMERICAN INDIAN
Mittler Gallery Expansion
704 Camino Lejo, Santa Fe, NM 87505

Date	Issue

Issue Date: Sept 10th, 2026	Plot Date: 9/11/26
Drawn by	Checked by

File: WMAI -AS100 Site Plans 260909.vwx
Set: **HDRB Review**
Sheet Title: **Proposed Property Plan**

AS100



1 AS101 Proposed Site Plan
Scale: 1" = 20'-0"

0 20 40 60 80 ft

N

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WHEELWRIGHT MUSEUM OF THE AMERICAN INDIAN

Mittler Gallery Expansion

704 Camino Lejo, Santa Fe, NM 87505

Date	Issue

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Sheet Title: **Proposed Site Plan**

AS101



1 ASE100 Existing Property Plan
Scale: 1" = 40'-0"

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Neighborhood Association: SENA (South East Neighborhood Association)
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Construction Type (IBC Table 601): II-B
Occupancy: A3

ZONING
Zoning: R1
Setbacks: Front 7' / Side 5' / Rear 15'
Density: 1 dwelling unit / acre

LOT COVERAGE
Max Lot Coverage: 40%
Site Area: 363,100 sf
- Existing Total onsite building Footprint – 19,540 sf
- Proposed New covered area – 1,400 sf
- Proposed Total onsite building footprint – 20,940 sf
- Proposed Total lot coverage – 5.8%

EXISTING BUILDING AREA
- Existing Museum Building – 14,775 gsf
  Museum Lower Level – 9,125 gsf
  Museum Upper Level – 5,650 gsf
- Library – 6,740 gsf
- Storage Building – 3,200 gsf

PROPOSED BUILDING AREA
- Proposed Addition – 1,990 gsf
  Upper Level Ground Floor - 995 gsf added
  Lower Level Basement - 995 gsf added
- Proposed Museum Building – 16,765 gsf

HEIGHT
Max. Height (R-1 nonresidential): 38'
- Existing Max Height – 36'
- Proposed Max Height – 36' (no change)
- Proposed Addition Height – 16'-6" max, 11'-0" typ.
- Number of stories above grade: 2 (both levels exit at grade due to slope)

PARKING
Car Parking for Museums (Table 14-7.4):
1 space per 250 net leasable area
- Net Area – 19,939 sf
- Required parking – 80 spaces
- Provided parking – 80 spaces
  4 ADA spaces (existing)
  2 ADA van spaces (existing)

Bicycle Parking for Cultural Facilities (Table 14-7.7):
Short term = 1 space per 2% of max capacity, min. 4 spaces
Long term = 1 space per 20 employees, min. 2
- Required bike parking – 13 short term / 2 long term
- Provided bike parking – 13 short term / 2 long term

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WHEELWRIGHT MUSEUM OF THE AMERICAN INDIAN
Mittler Gallery Expansion
704 Camino Lejo, Santa Fe, NM 87505

Date	Issue

Issue Date: Sept 10th, 2026	Plot Date: 9/11/26
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File: WMAI -AS100 Site Plans 260909.vwx	
Set: **HDRB Review**	
Sheet Title: **Existing Property Plan**	

ASE100

1 ASE100a Existing Site Plan
Scale: 1" = 40'-0"

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WHEELWRIGHT MUSEUM OF THE AMERICAN INDIAN

Mittler Gallery Expansion

704 Camino Lejo, Santa Fe, NM 87505

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Issue Date	Plot Date
Sept 10th, 2026	9/11/26
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HDRB Review

Sheet Title
Existing Site Aerial

ASE100a



1 ASE101 Existing Site Plan
Scale: 1" = 20'-0"

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WHEELWRIGHT MUSEUM OF THE AMERICAN INDIAN

Mittler Gallery Expansion

704 Camino Lejo, Santa Fe, NM 87505

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Issue Date: Sept 10th, 2026	Plot Date: 9/11/26
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File: WMAI -AS100 Site Plans 260909.vwx

Set: **HDRB Review**

Sheet Title: **Existing Site Plan**

ASE101

1 A100(E) Lower Level Existing

Scale: 1/8" = 1'-0"

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Mittler Gallery Expansion

704 Camino Lejo, Santa Fe, NM 87505

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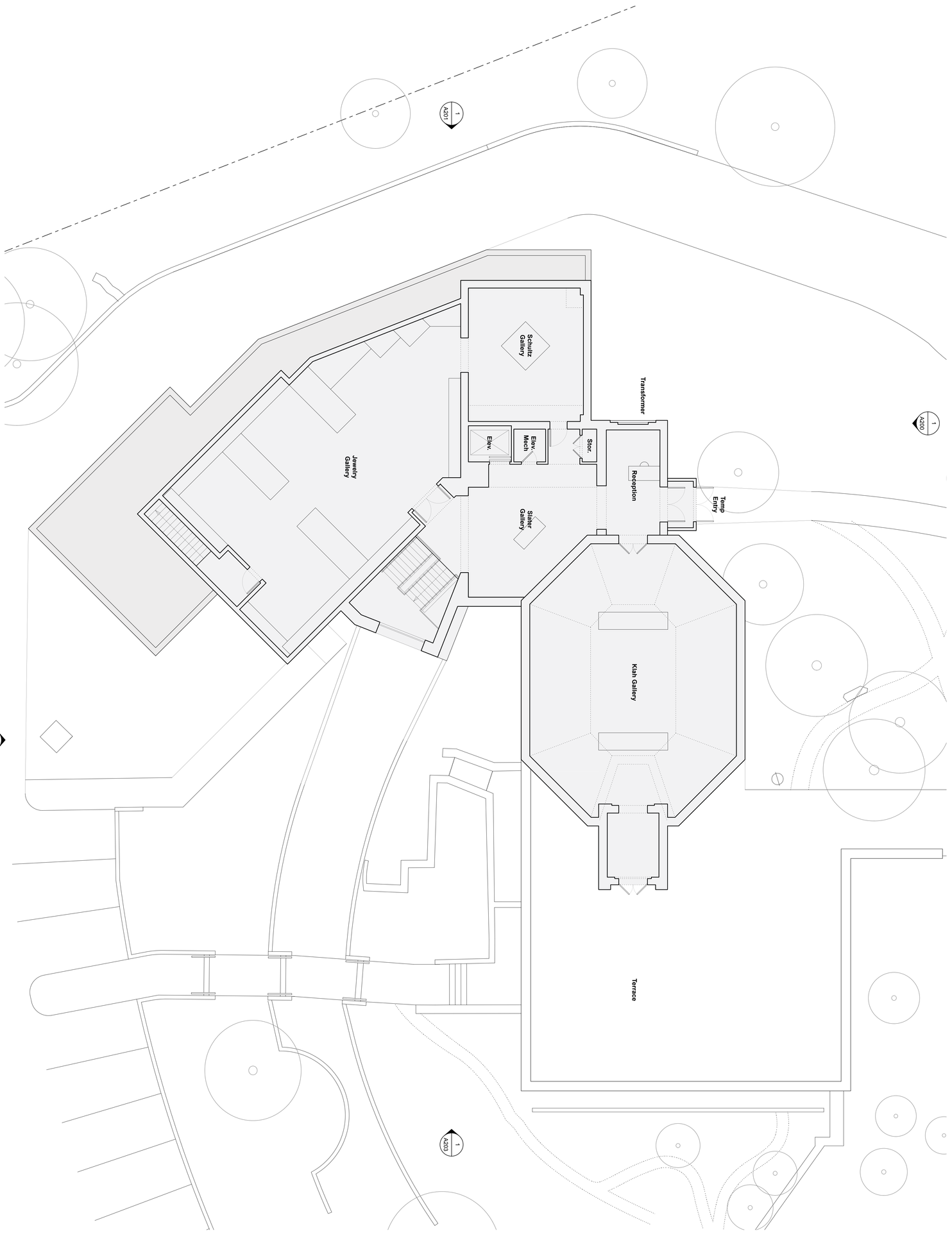
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Sheet Title: **Existing Lower Level Plan**

A100(E)



1 A101(E) Ground Floor Existing
Scale: 1/8" = 1'-0"

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Mittler Gallery Expansion

704 Camino Lejo, Santa Fe, NM 87505

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Date
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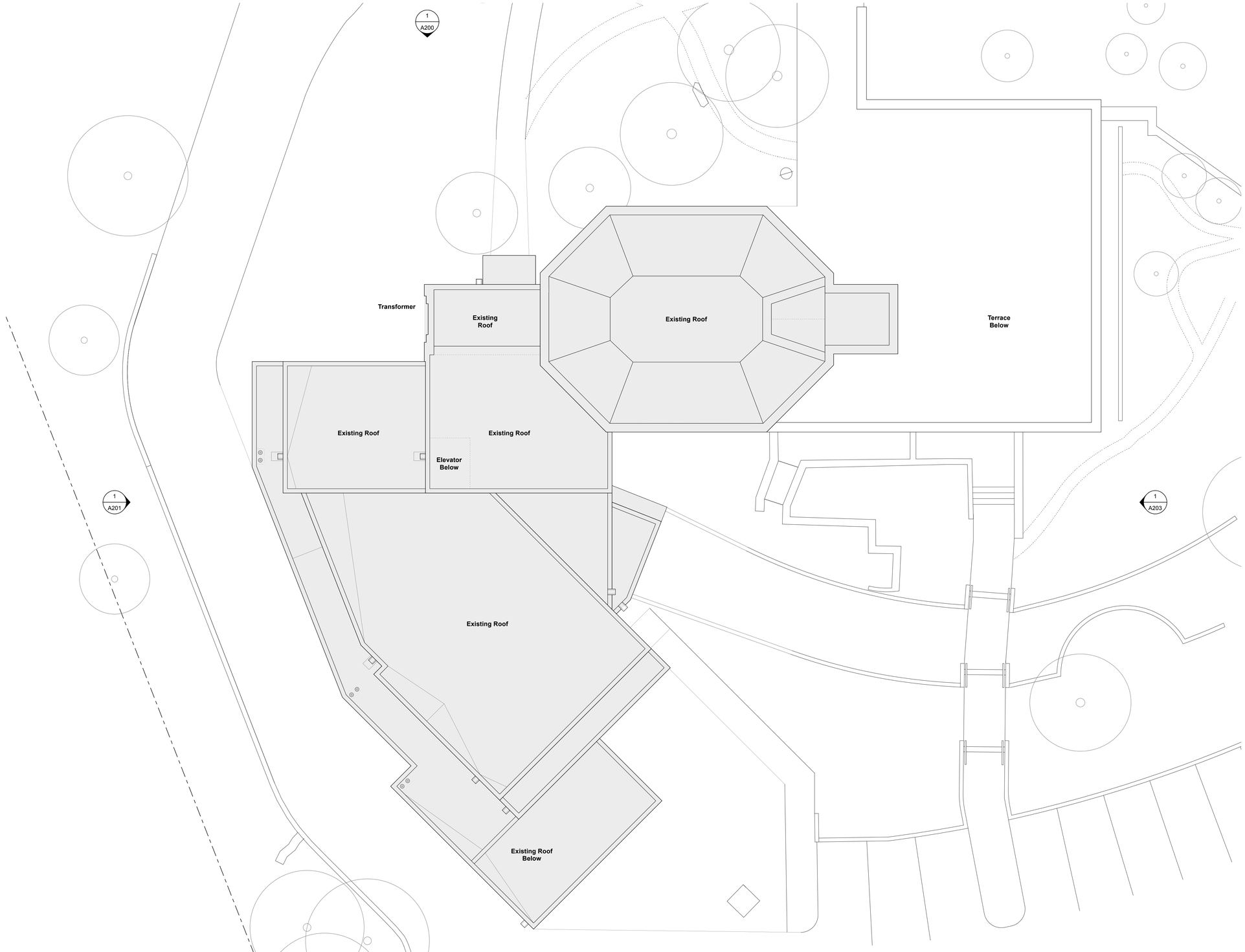
Issue Date: Sept. 10th, 2026
Plot Date: 9/11/26
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Set: HDRB Review

Sheet Title: Existing Upper Level Plan

A101(E)



1 A102(E) Roof Plan Existing

Scale: 1/8" = 1'-0"

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WHEELWRIGHT MUSEUM OF THE AMERICAN INDIAN

Mittler Gallery Expansion

704 Camino Lejo, Santa Fe, NM 87505

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Issue Date: Sept 10th, 2026	Plot Date: 9/11/26
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File: WMAI A100 Plans 260901.vwx

Set: **HDRB Review**

Sheet Title: **Existing Roof Plan**

A102(E)



1 A100 Proposed Lower Level Plan

Scale: 1/8" = 1'-0"

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WHEELWRIGHT MUSEUM OF THE AMERICAN INDIAN

Mittler Gallery Expansion

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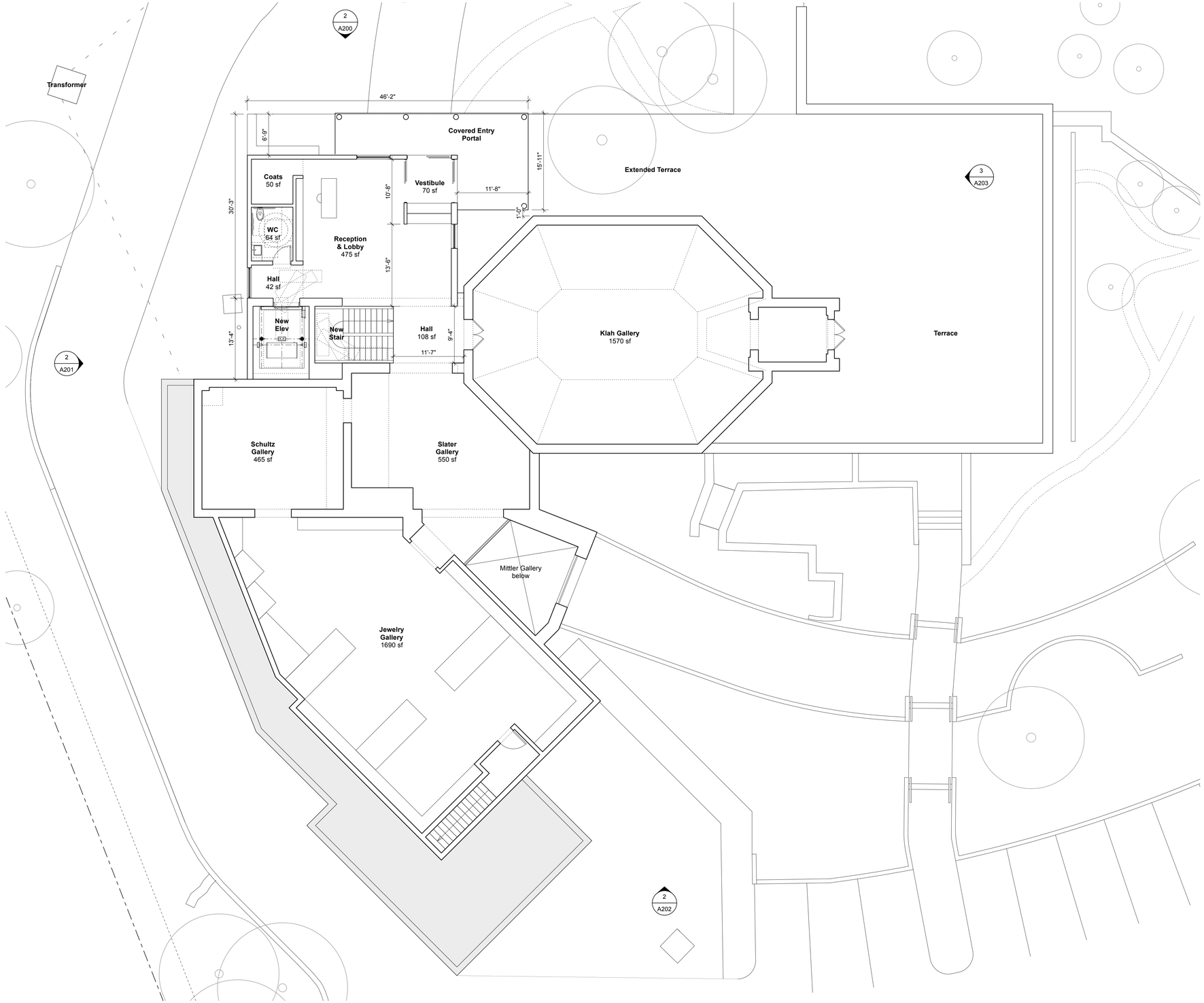
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Set: **HDRB Review**

Sheet Title: **Proposed Lower Level Plan**

A100



1 A101 Proposed Upper Level Plan

Scale: 1/8" = 1'-0"

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WHEELWRIGHT MUSEUM OF THE AMERICAN INDIAN

Mittler Gallery Expansion

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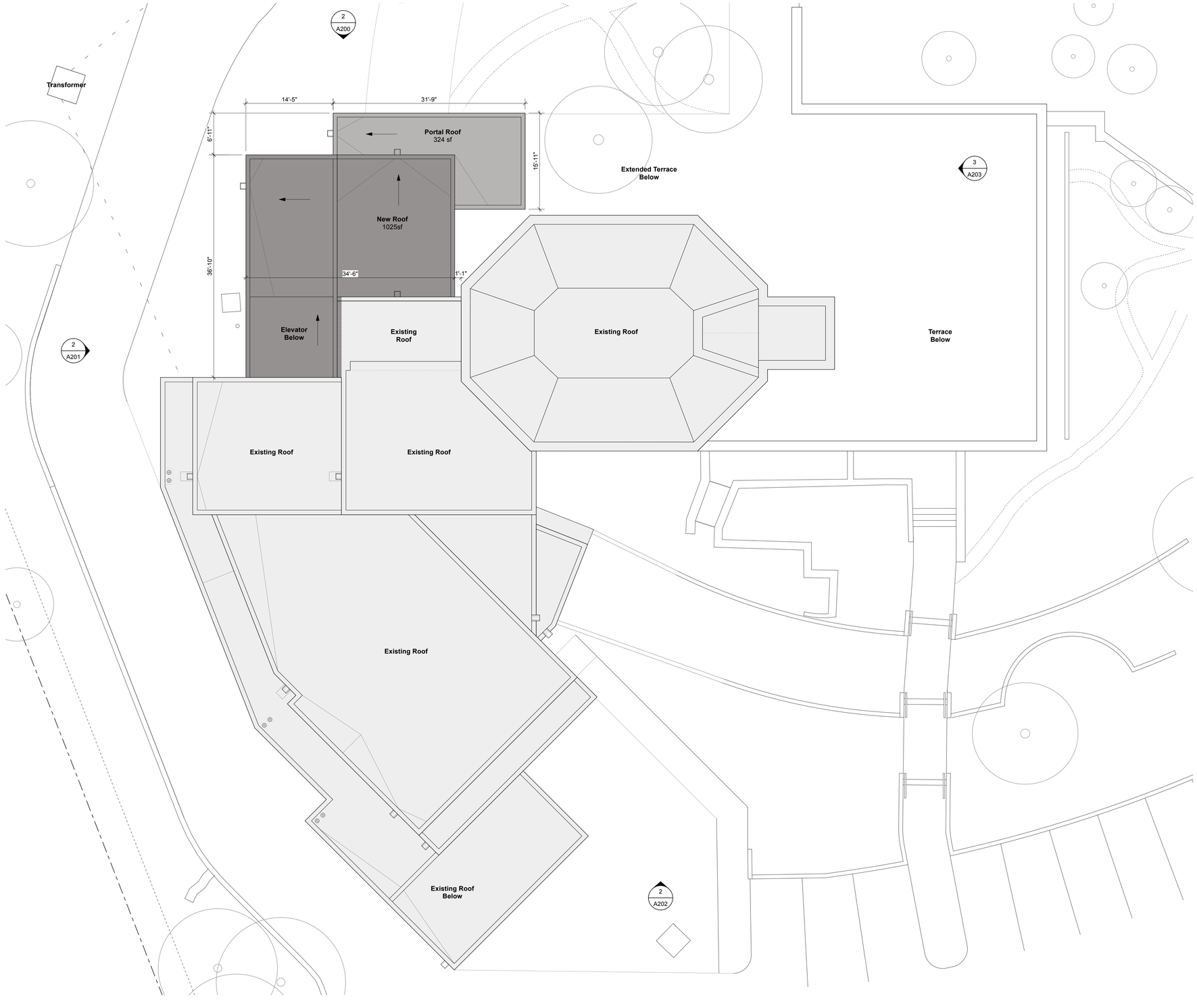
Issue Date: Sept 10th, 2026	Plot Date: 9/11/26
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File: WMAI A100 Plans 260901.vwx

Set: **HDRB Review**

Sheet Title: **Proposed Upper Level Plan**

A101



1 A102 Proposed Roof Plan

Scale: 1/8" = 1'-0"

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Mittler Gallery Expansion

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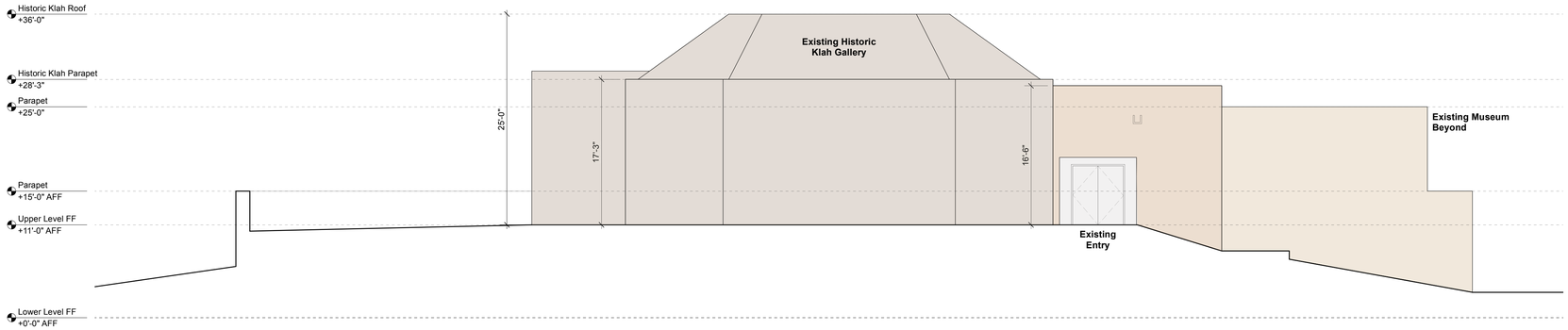
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File: WMAI A100 Plans 260901.vwx

Set: **HDRB Review**

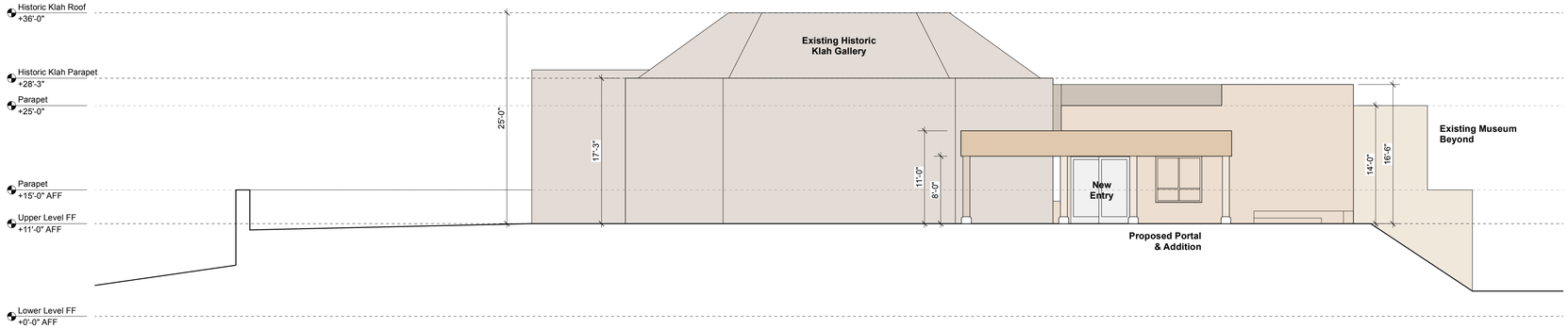
Sheet Title: **Proposed Roof Plan**

A102



1 / A200 North Elevation - Existing

Scale: 1/8" = 1'-0"



2 / A200 North Elevation - Proposed

Scale: 1/8" = 1'-0"



3 / A200 Proposed Stucco Color

Scale: NTS

NOTE:

1. The addition and the portal will receive a floated sand finished stucco
2. Color to match color of the existing building, which appears to be 'Buckskin'; #106 by La Habra (El Rey Stucco) or X-93 by Facades Xi
3. Stuccoed corners and all parapet edges will receive a 2" radiused finish.
4. Columns at the Portal shall be 10"Ø sealed Fir.
5. Floor at the Portal shall be Brick to match the paving at the existing terrace.

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Mittler Gallery Expansion

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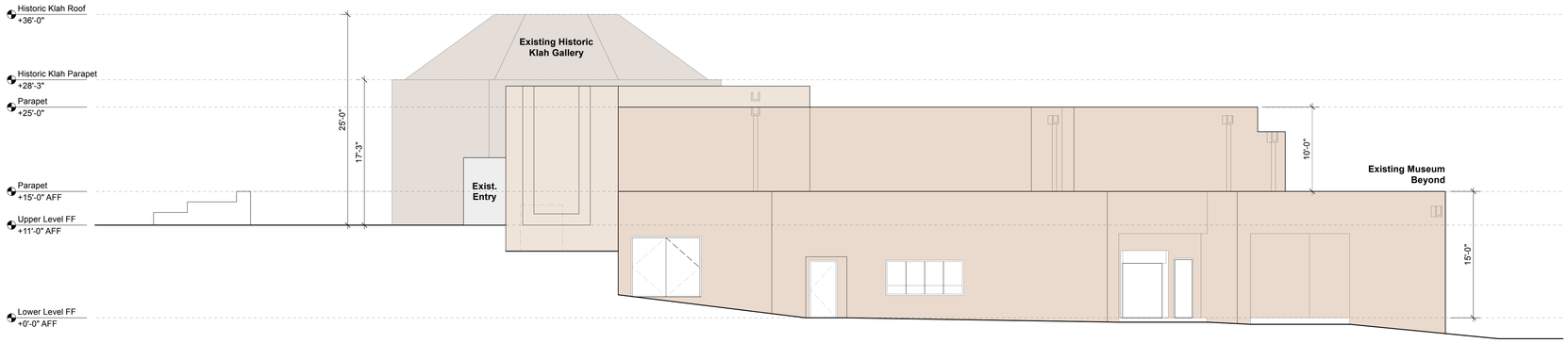
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Drawn by	Checked by

File: WMAI A200 Elevations 260901.vwx

Set: **HDRB Review**

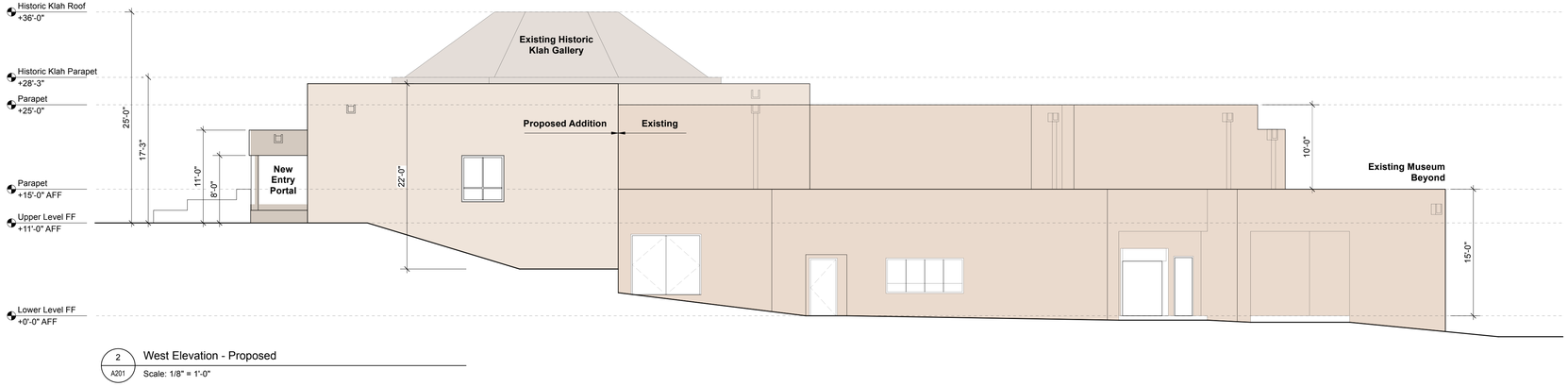
Sheet Title: **Building Elevations North**

A200



1 / A201 West Elevation - Existing

Scale: 1/8" = 1'-0"



2 / A201 West Elevation - Proposed

Scale: 1/8" = 1'-0"

Consultant

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WHEELWRIGHT MUSEUM OF THE AMERICAN INDIAN

Mittler Gallery Expansion

704 Camino Lejo, Santa Fe, NM 87505

Date	Issue

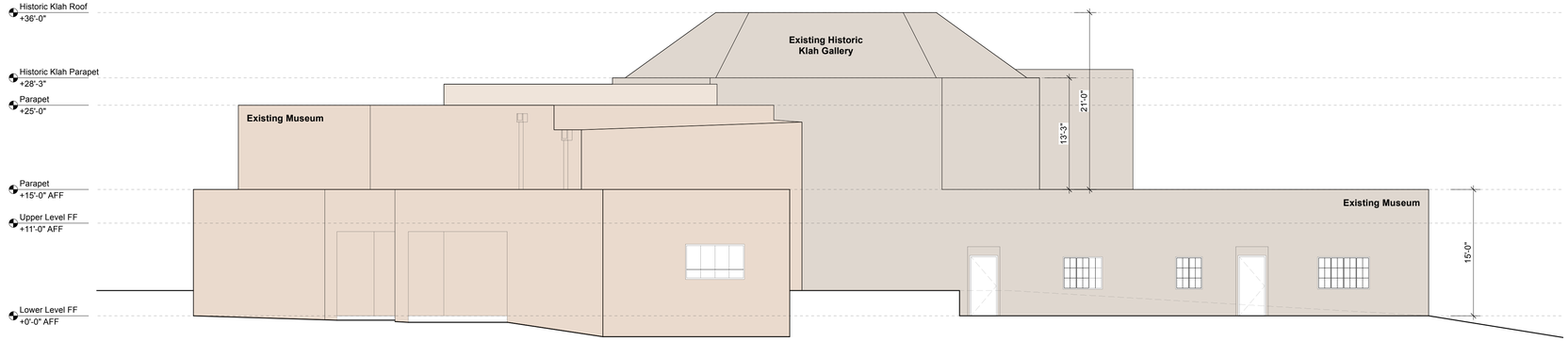
Issue Date: Sept 10th, 2026	Plot Date: 9/11/26
Drawn by	Checked by

File: WMAI A200 Elevations 260901.vwx

Set: **HDRB Review**

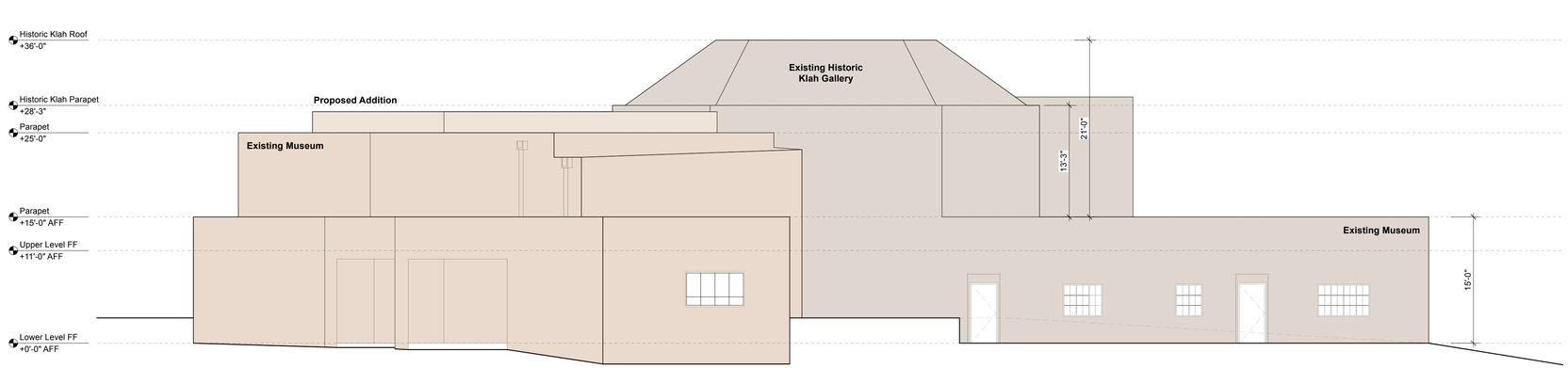
Sheet Title: **Building Elevations West**

A201



1 A202 South Elevation - Existing

Scale: 1/8" = 1'-0"



2 A202 South Elevation - Proposed

Scale: 1/8" = 1'-0"

NOTE: Proposed Addition will not be visible from this side

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Date	Issue

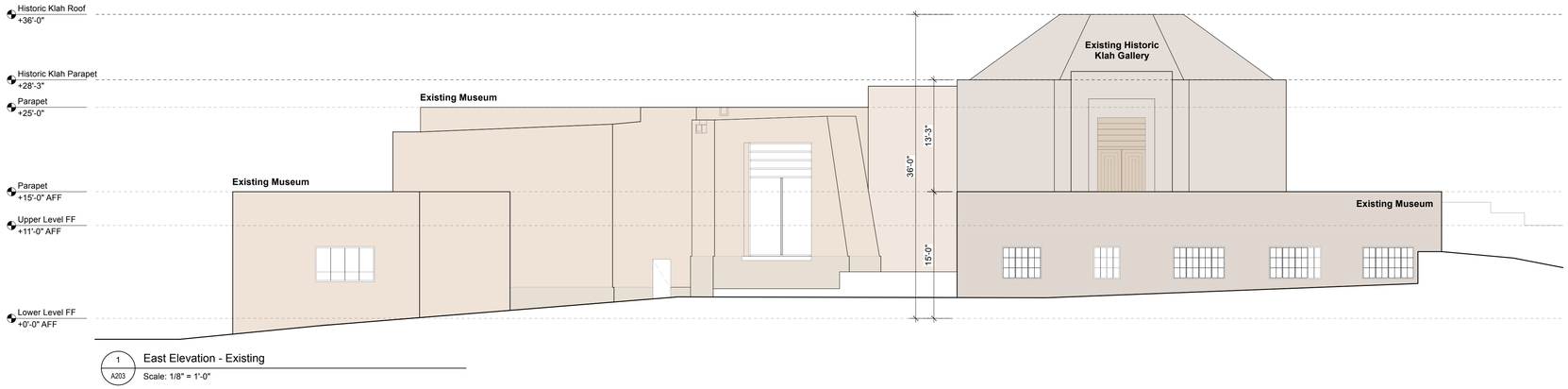
Issue Date: Sept 10th, 2026	Plot Date: 9/11/26
Drawn by	Checked by

File: WMAI A200 Elevations 260901.vwx

Set: **HDRB Review**

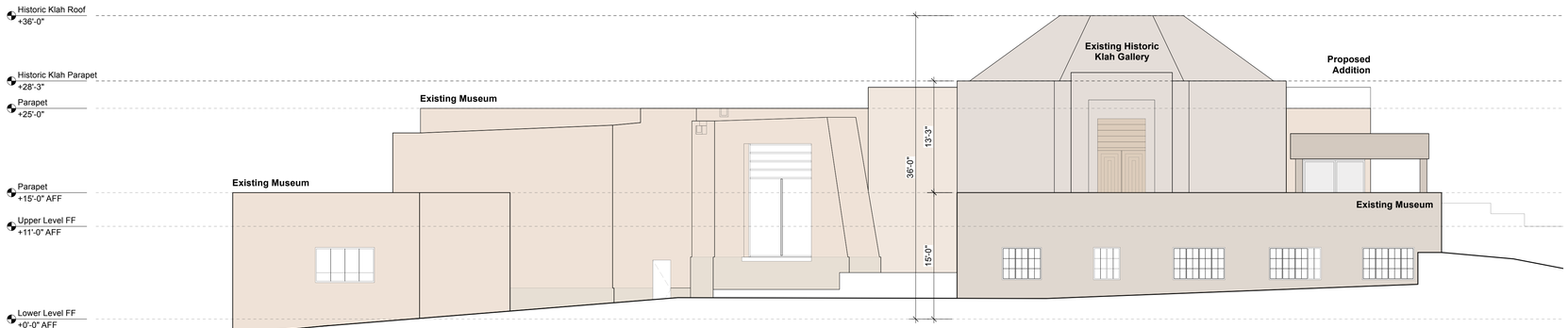
Sheet Title: **Building Elevations South**

A202



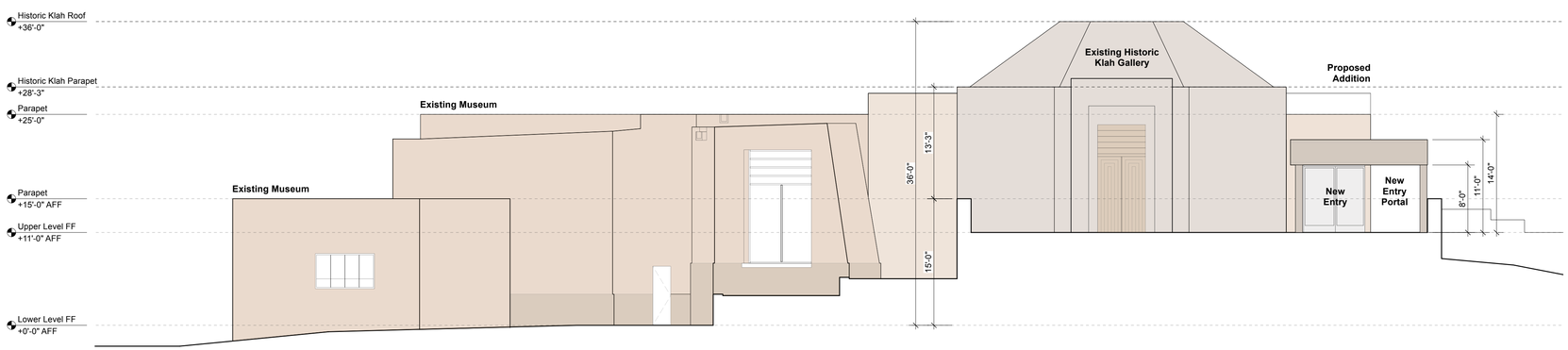
1 A203 East Elevation - Existing

Scale: 1/8" = 1'-0"



2 A203 East Elevation From lower level - Proposed

Scale: 1/8" = 1'-0"



3 A203 East Elevation from upper level- Proposed

Scale: 1/8" = 1'-0"

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Date	Issue

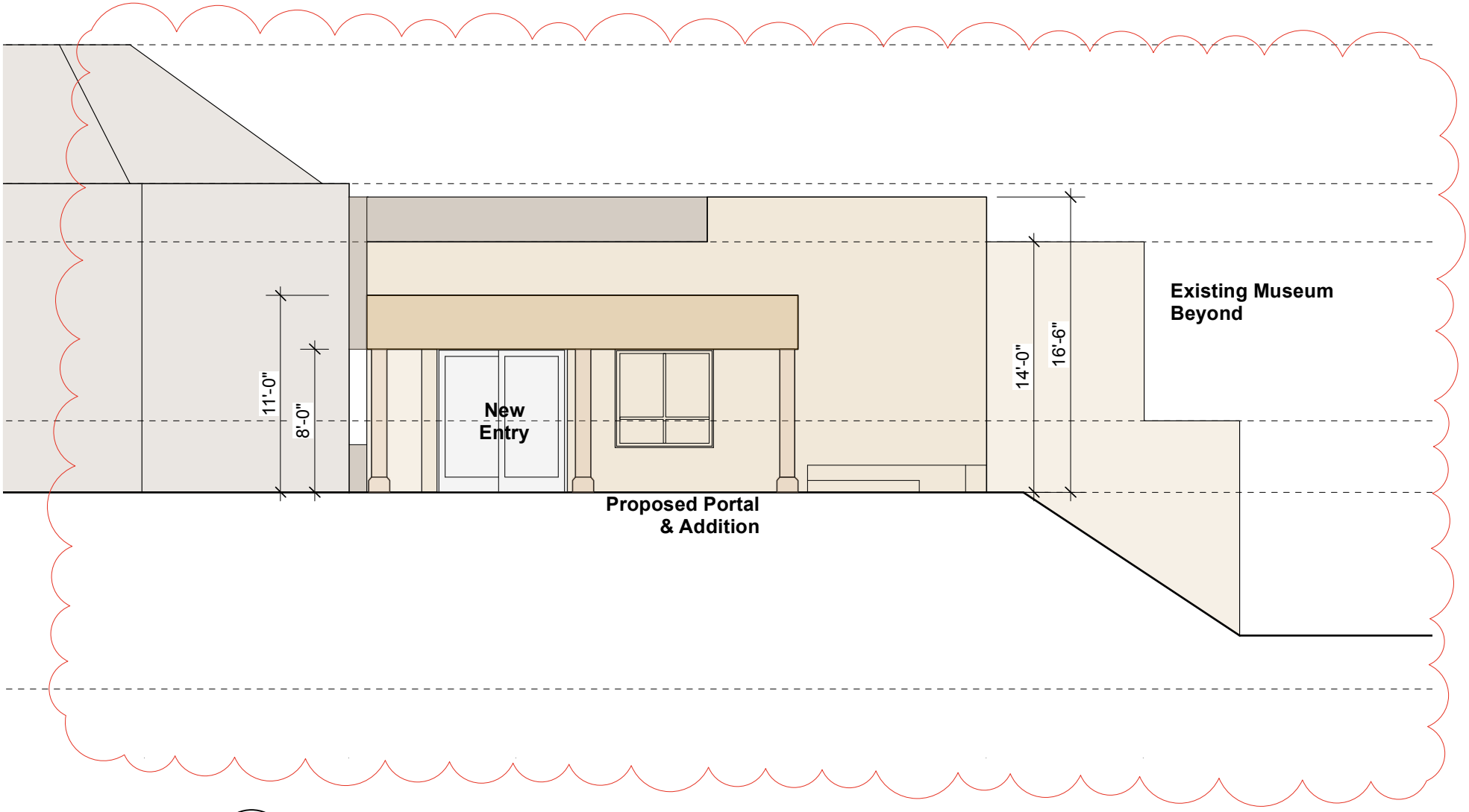
Issue Date: Sept 10th, 2026	Plot Date: 9/11/26
Drawn by	Checked by

File: WMAI A200 Elevations 260901.vwx

Set: **HDRB Review**

Sheet Title: **Building Elevations East**

A203



X
SKA 01

North Elevation - Proposed

Scale: 1/8" = 1'-0"