CITY OF SANTA FE

# PRELIMINARY APPLICATION REQUEST
# HPD-01

## APPLICATION RESOURCES AND REVIEW PROCESS

### HISTORIC PRESERVATION DIVISION RESOURCES

MISSION : The Historic Preservation Division (HPD) of the City of Santa Fe is dedicated to assisting community members who reside in one of the city's five historic districts with modifications to their properties. The HPD staff oversees the enforcement of the city's historic and archaeological review districts.

OFFICE : Santa Fe City Hall 200 Lincoln Avenue Santa Fe, NM 87501

WEBSITE : https://santafenm.gov/land-use/historic-preservation

CURRENT AND UPCOMING PUBLIC MEETINGS : https://santafenm.portal.civicclerk.com/

INTERACTIVE GIS MAPS : https://santafenm.gov/information-technology-telecommunications/gis

SANTA FE CITY CODE (SFCC) : https://library.municode.com/nm/santa_fe/codes/code_of_ordinances

APPLICATION SUBMISSION AND FEES : All applications shall be submitted electronically as PDF files to hpdsubmittal@santafenm.gov. Incomplete applications, including those missing required submittals will be returned without processing. Application fees will be assessed and invoiced upon acceptance of the application. Historic District Fees and a link to pay invoices are available online.

GENERAL QUESTIONS : For general inquiries and questions please email historicpreservation@santafenm.gov

REQUEST A MEETING : To request an in-person, over the phone or online meeting with HPD staff please click here.

CONSTITUENT SERVICES : To report a complaint or code violation please submit a Solve a Problem request.

### HISTORIC PRESERVATION DIVISION REVIEW PROCESS

PRE-APPLICATION PHASE

The Historic Preservation Division (HPD) reviews administrative requests and assists applicants in presenting cases to the Historic Districts Review Board (HDRB) and the Archaeological Review Committee (ARC). Property owners are required to complete a Historic District Pre-Application Request (PAR) for any proposed modifications to properties within the five historic districts. Once a complete PAR is received, the applicant will be issued an invoice and assigned a HPD Case Planner who will assist the applicant or their agent throughout the review and approval process. Minor alterations may be approved administratively. However depending on the historic status designation of the property-whether it is non-contributing, contributing, significant or a landmark-and the scope of the proposed modifications, a public hearing before the HDRB and/or ARC may be required.

PRELIMINARY ZONING REVIEW

For all applications requiring a hearing before the HDRB a Preliminary Zoning Review (PZR) is required. Please allow 5-10 business days to process a complete application. All PZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PUBLIC HEARING (AS REQUIRED)

Once an application is complete, the case planner will schedule a public hearing before the HDRB and/or ARC. The HDRB meets on alternating Tuesdays at 5:30 PM at City Hall. The ARC meets on the last Thursday of the month at 4:30 PM at City Hall. The notification requirements for public hearings are set forth in SFCC §14-3.1(H).

POST APPROVAL PHASE

Following action of the HDRB/ARC, staff will prepare the findings of fact and conclusions of law (FOFCOL), which documents the official findings, any conditions of approval and an expiration date for the approval. The case planner will create a board action letter outlining the HDRB's decision. If approved, the applicant can then proceed to building permitting.

### HPD PAR SUBMITTAL CHECKLIST

Please submit a complete, signed PAR along with each of the following submittals as separate PDF files saved with unique and descriptive file names to hpdsubmittal@santafenm.gov. Incomplete applications will not be accepted for review.

- ☐ PROPOSAL LETTER

  Detailed descirption of the proposed project, including location, square footages (roofed, unroofed and flat surfaces), heights and other dimensions, materials, colors and finishes, window and door styles, yardwalls and gates. Include a brief architectural history all structures, i.e. current status, date of contruction and any prior alterations.

- ☐ EXISTING AND PROPOSED SITE PLANS (SCALE 1"=20')

  Digital site plan showing the relationship of the project to the street and adjacent properties at 1"=20' or larger. Include a graphic scale and north arrow. Include set back dimensions.

- ☐ AERIAL SITE PHOTOGRAPHS

  Current and historic photos showing property and streets.

Please contact your assigned case planner or historicpreservation@santafenm.gov with any questions.

# HISTORIC PRESERVATION DIVISION PRE-APPLICATION REQUEST

## PROPERTY OWNER(S) INFORMATION

| | |
|---|---|
| Name (First, Last): | Ajna Seret (on behalf of Galisteo Street, Inc.) |
| Address: | 224 Galisteo Street |
| | Street Address / Suite/Unit # |
| | Santa Fe / New Mexico / 87501 |
| | City / State / ZIP Code |
| Phone: | |
| E-mail Address: | ajna@serets.com |

## APPLICANT/AGENT INFORMATION (IF DIFFERENT FROM OWNER)

| | |
|---|---|
| Name (First, Last): | Peter Wilson / Wilson Design & Construction LLC |
| Address: | 46 Calle San Martin |
| | Street Address / Suite/Unit # |
| | Santa Fe / New Mexico / 87506 |
| | City / State / ZIP Code |
| Phone: | 505-670-3995 |
| E-mail Address: | wilson@wilsonconstructionllc.com |

## APPLICATION DETAILS

| | |
|---|---|
| Estimated Construction Cost: | $10,000.00 |
| Existing Square Feet: | 2,633 Gross Heated |
| Proposed Square Feet: | No Change |
| Proposed Work: | Remove and replace existing north side plastic composite decking and cladding with wood decking and cladding. See sheet P2. Remove and replace existing metal and wood railings with wood railings on the rear north and east elevations. See sheet P2 & A3.1/7. Existing railings do not meet building code and there is a significant drop in elevation on the site. Replace 3 existing sconces on the south elevation and 4 existing sconces on the north elevation with wrought iron sconces. See Sheet P1. Add a 12' wide, 4' high steel framed wrought iron gate in the |

## AFFIDAVIT AUTHORIZING AGENT/APPLICANT (SIGNATURE REQUIRED)

I am/We are the owner(s) and record title holder(s) of the property located at:

129 East DeVargas Street

I/we authorize Peter Wilson to act as my/our agent to execute this application.

| | | | |
|---|---|---|---|
| Signed: | | Date: | 8-27-2026 |
| Signed: | | Date: | 8-27-2026 |

WILSON DESIGN & CONSTRUCTION LLC

Proposed Railings, Decking and Wrought Iron Gate in Existing Yard Wall at 129 E. DeVargas St.
8/27/2026

We propose to replace the existing wood and steel railings on the north and east elevations at 129 E. DeVargas St. This is the non- public side of the building. There is a dramatic difference in height between the south side of the building on East DeVargas St and the north side adjacent to the Santa Fe River plain. This condition requires several stairs. The existing railings are out of code conformance in several ways. The proposed wooden railings comply with current code requirements. The original railings are shown on sheet P2.

There is existing worn, sagging and sun-faded plastic composite decking and wall cladding on the rear facing deck enclosed by the north and east elevations. We propose to remove the existing plastic composite decking and cladding and replace it with wood decking. The original decking is shown on sheet P2.

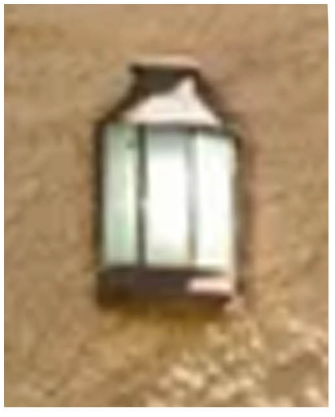
In the northeast corner, we propose to add a 12’ wide, 4’ high steel framed double gate with wrought iron panels in the existing rock and mortar yard wall along the East side of the property.

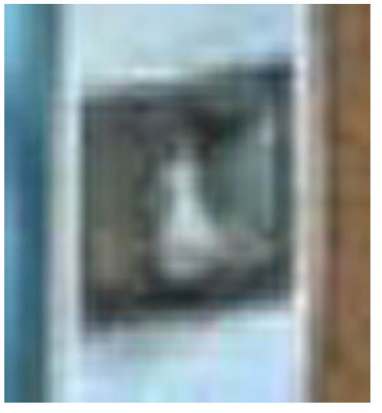
On the south elevation there are three existing exterior sconces. One clay, one unshielded metal fixture, and one metal and glass fixture, these are shown on sheet P1. We propose to replace them with wrought iron and glass fixtures as shown in sheet P1.

On the north and east rear elevations, there are 4 existing exterior sconces. They are unshielded tin fixtures as seen on sheet P1. We propose to replace them with wrought iron and mica fixtures as shown on sheet P1.

Thank you for your review,
-Peter Wilson
Wilson Design & Construction
505-670-3995
wilson@wilsonconstructionllc.





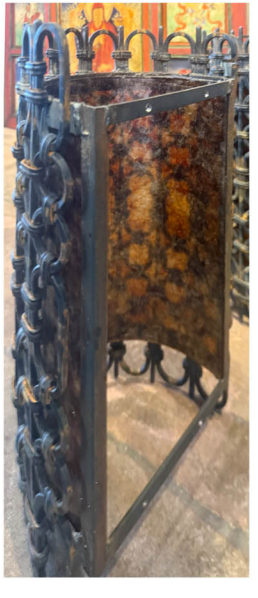


South Sreet Elevation

North Courtyard Elevation

# EXISTING SCONCES



South Sreet Elevation

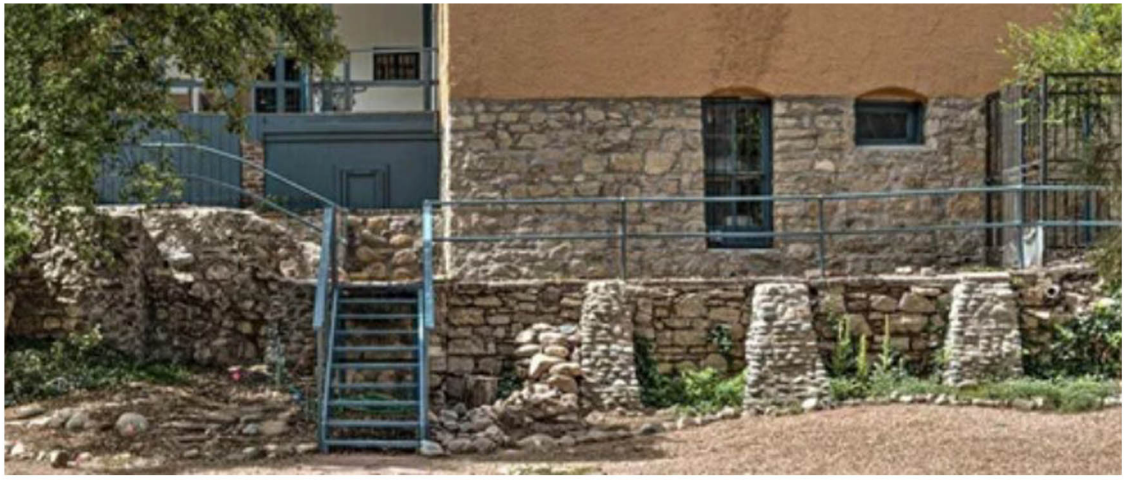
North Courtyard Elevation

# PROPOSED SCONCES

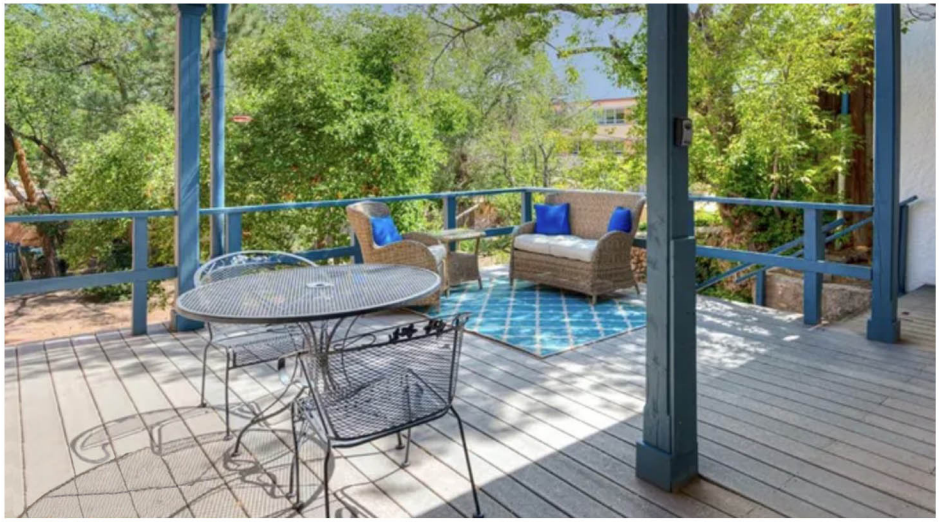
**P1** **129 East DeVargas Street**
**8-26-2026**

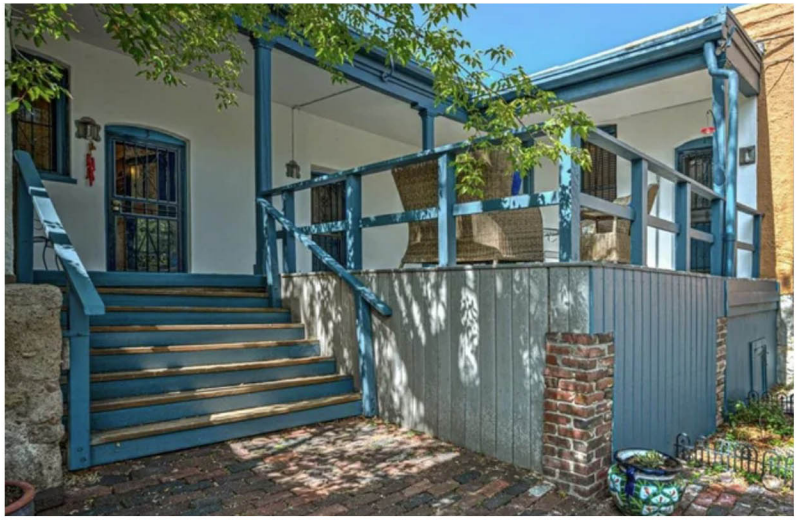
WDC
WILSON DESIGN & CONSTRUCTION LLC





EXISTING RAILINGS





EXISTING PLASTIC DECK & CLADDING

**P2** **129 East DeVargas Street**
**8-26-2026**

WDC
WILSON DESIGN & CONSTRUCTION LLC

# PROJECT INFORMATION - Unit 1 129 East Devargas Street

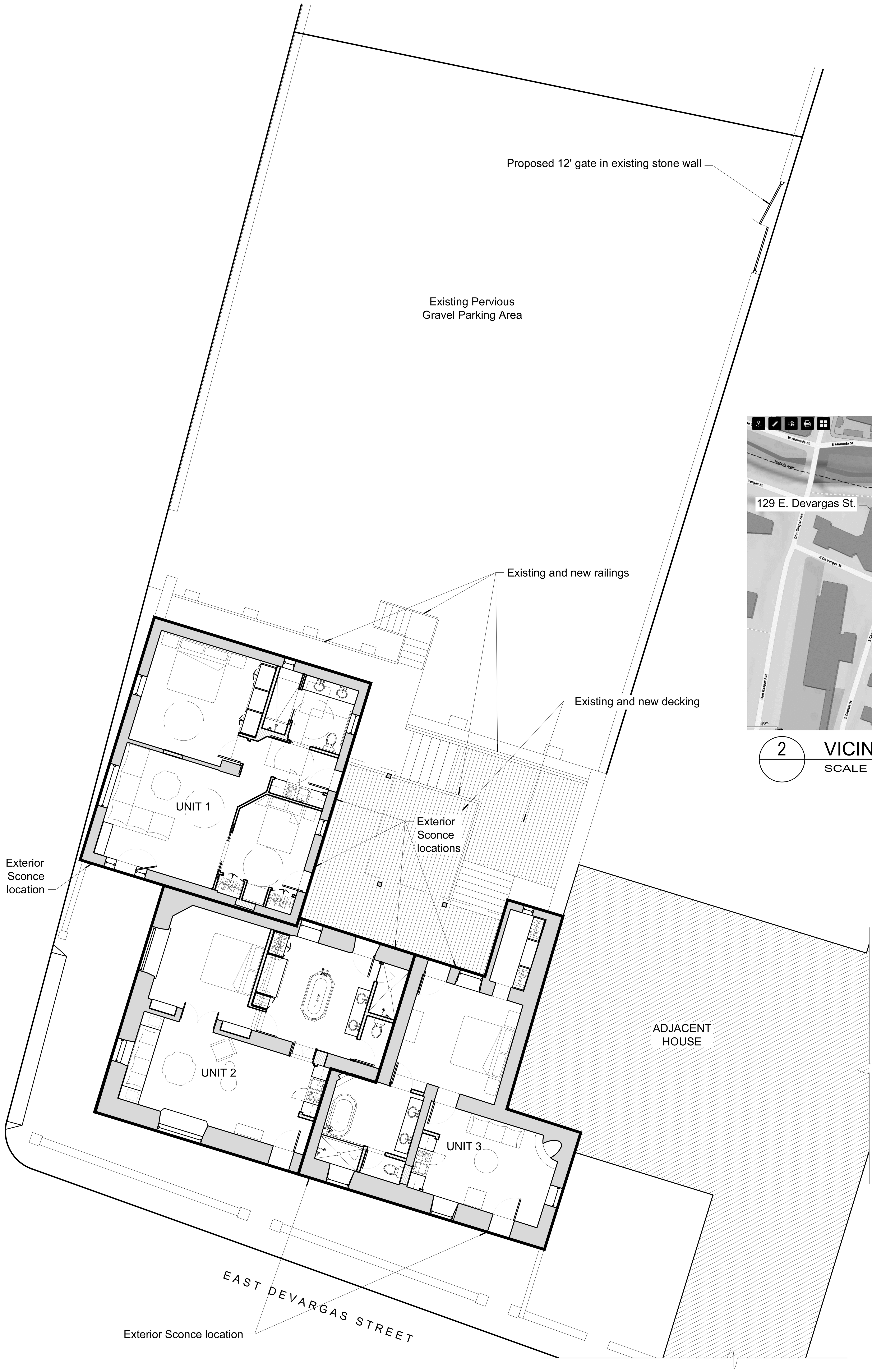
**DRAWING INDEX**
A1.0 - Site Plan
A2.4 - Existing & Proposed Plan
A3.0 - Existing & Proposed Elevations
A3.1 - Existing & Proposed Elevations


**OWNER/ APPLICANT:**
Galisteo Street, Inc.
224 Galisteo Street
Santa Fe, NM 87501

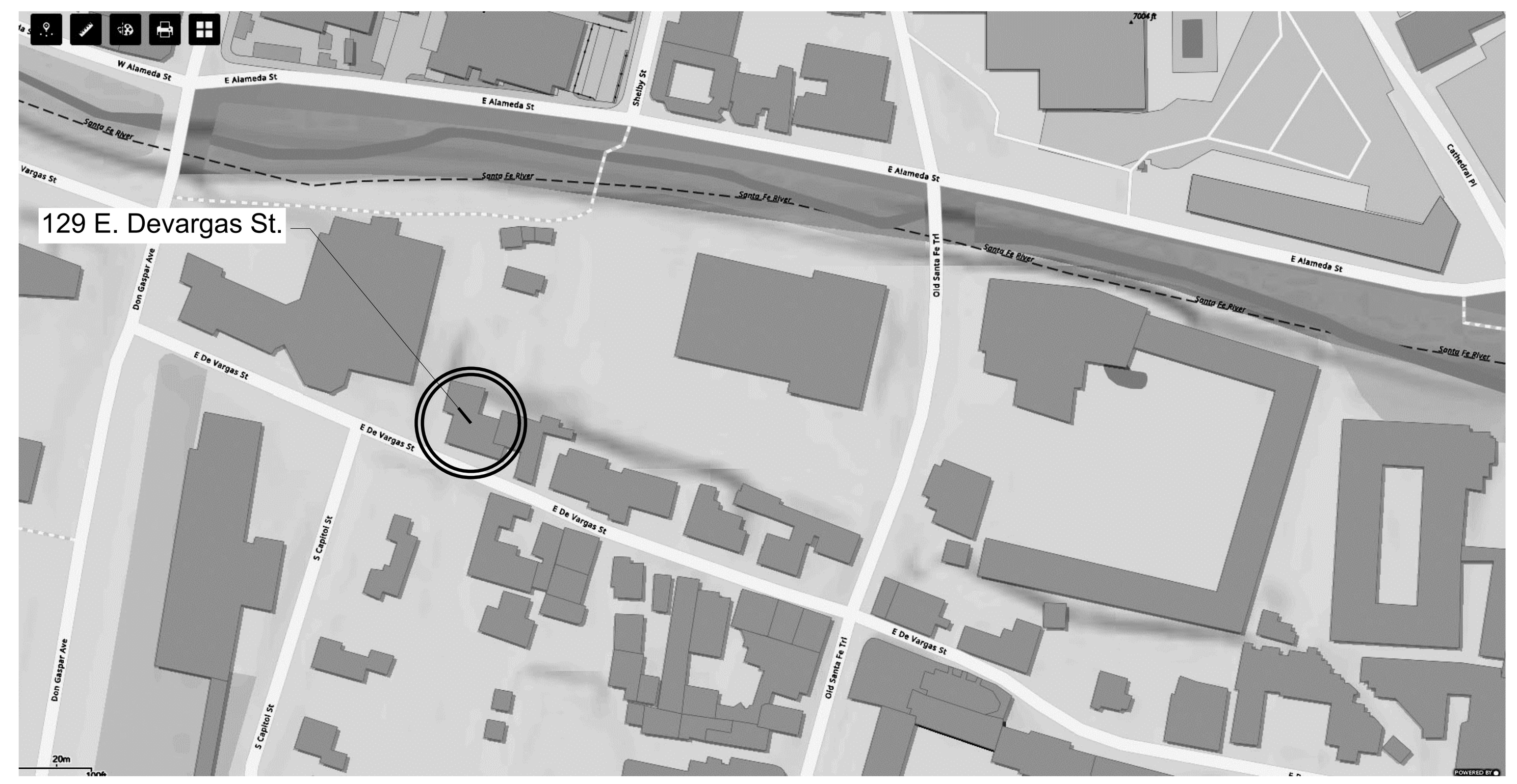
**ARCHITECT:**
Peter Wilson
Wilson Design & Construction
369 Montezuma Ave #165
Santa Fe, NM 87501
505-670-3995


**PROJECT ADDRESS:** 129 East DeVargas St., Santa Fe, NM
**LOT AREA:** 0.3826 Acre
**PROJECT DESCRIPTION:** Replace existing railings, decking and exterior sconces, add new 12' wide, 4' high gate in exist. yard wall
**ZONING:** BCD Multifamily
**OCCUPANCY:** R1
**CONSTRUCTION TYPE:** V-B
**NUMBER OF STORIES:** One Story with Partial Basement
**SETBACKS:** No Change to Footprint of Building
**HEIGHT:** No Change to Height of Building
**HISTORIC DISTRICT:** Downtown
**HISTORIC DESIGNATION:** Significant
**AREA OF BUILDING:** No Change to Footprint of Building
UNIT 1 - 908 sq.ft. Gross Heated (34.5% of Floor Area)
UNIT 2 - 908 sq.ft. Gross Heated
UNIT 3 - 817 sq.ft. Gross Heated
TOTAL - 2,633 sq.ft. Gross Heated

**APPLICABLE BUILDING CODES:**
2021 International Building Code
2021 International Residential Code
2021 NM Existing Building Code
2021 NM Historic Earthen Building Code
2018 NM Energy Conservation Code
2021 NM Electrical, Plumbing & Mechanical Codes
New Mexico Administrative Code
2015 Int. Fire Code & Adopeted Appendices
ICC A117.1-2017 Accessible and Usable Buildings and Facilities.




1 EXISTING & PROPOSED SITE PLAN
SCALE : 1/8" = 1' - 0"




2 VICINITY MAP
SCALE : NOT TO SCALE






3 PORTION OF THE KINGS MAP GIVEN AS LEGAL LOT OF RECORD
SCALE : NOT TO SCALE

WILSON DESIGN & CONSTRUCTION LLC

STATE of NEW MEXICO
PETER WILSON
no. 5030
REGISTERED ARCHITECT

SITE PLAN

129 East DeVargas Street

8-27-2026

A1.0

PARKING

New wood railing, replaces existing steel railing see elev A2.4/2 and detail A2.4/7

New wood stair replaces existing wood stair, see detail A2.4/7

New wood stair, see detail A2.4/7

New wood railing, replaces existing steel railing see elev A2.4/2 and detail A2.4/7

BEDROOM

BATH

LOWER DECK

New wood decking on top of existing brick pavers

Replace existing plastic composite stair with wood stair

New wood railing replaces existing wood railing, see elev A2.4/2&4, detail A2.4/7

LIVING ROOM

UNIT 1

No changes to existing adobe walls
No change to existing structure

BEDROOM

UPPER DECK

New wood decking replacing existing plastic composite decking

CLOSET

ADJACENT HOUSE

BEDROOM

BATH

BEDROOM

UNIT 2

LIVING ROOM

BATH

LIVING ROOM

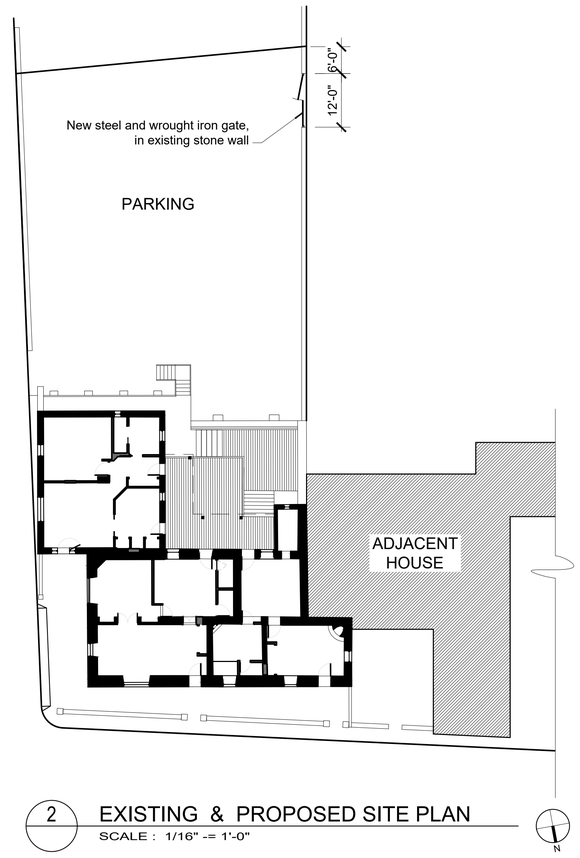
UNIT 3

1 EXISTING & PROPOSED FLOOR PLAN

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

0 5' 10' 20'

N




2 EXISTING & PROPOSED SITE PLAN

SCALE : 1/16" -= 1'-0"

N

WDG
WILSON DESIGN & CONSTRUCTION LLC

STATE of NEW MEXICO
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EXIST. & PROP. FLOOR PLAN

129 E. DeVargas Street

8-27-2026

A2.4




1 EXISTING SOUTH ELEVATION - Change to 3 Sconces

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

0 5' 10' 20'



2 EXISTING WEST ELEVATION - No Change

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

0 5' 10' 20'

WDC
WILSON DESIGN & CONSTRUCTION LLC

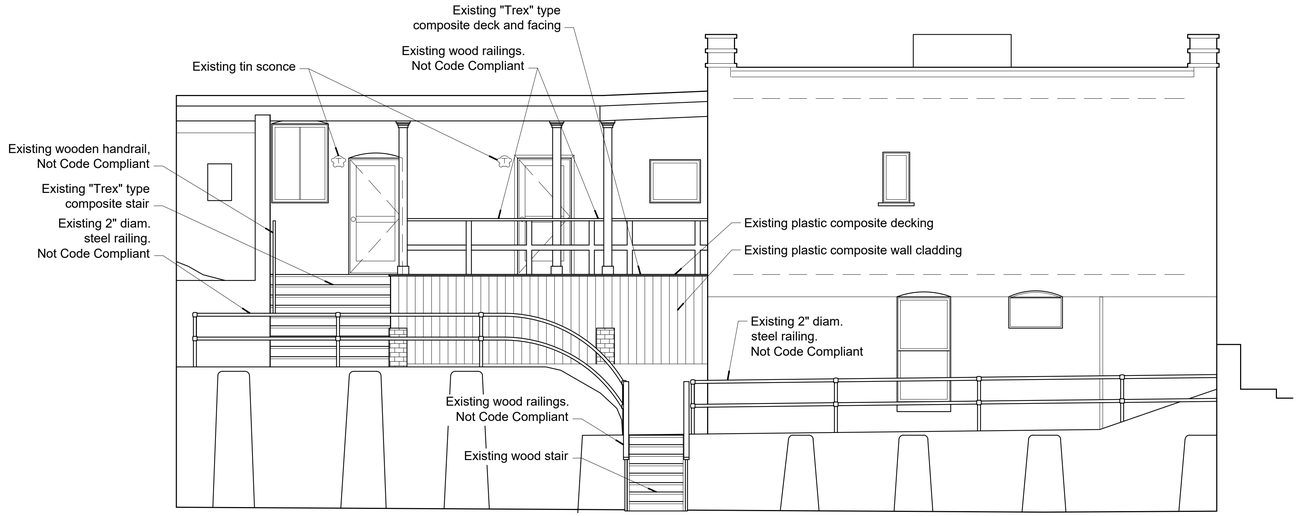
STATE of NEW MEXICO
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no. 5030
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EXIST. & PROP. ELEVATIONS

129 E. DeVargas Street

8-27-2026

A3.0




1 EXISTING NORTH ELEVATION

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

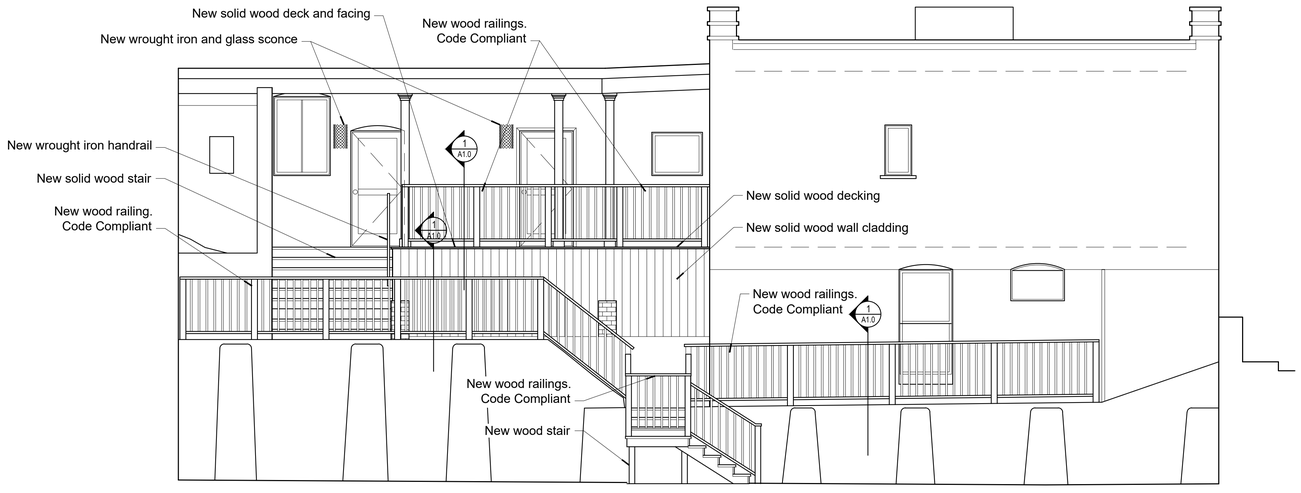
0 5' 10' 20'




3 EXISTING EAST ELEVATION

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

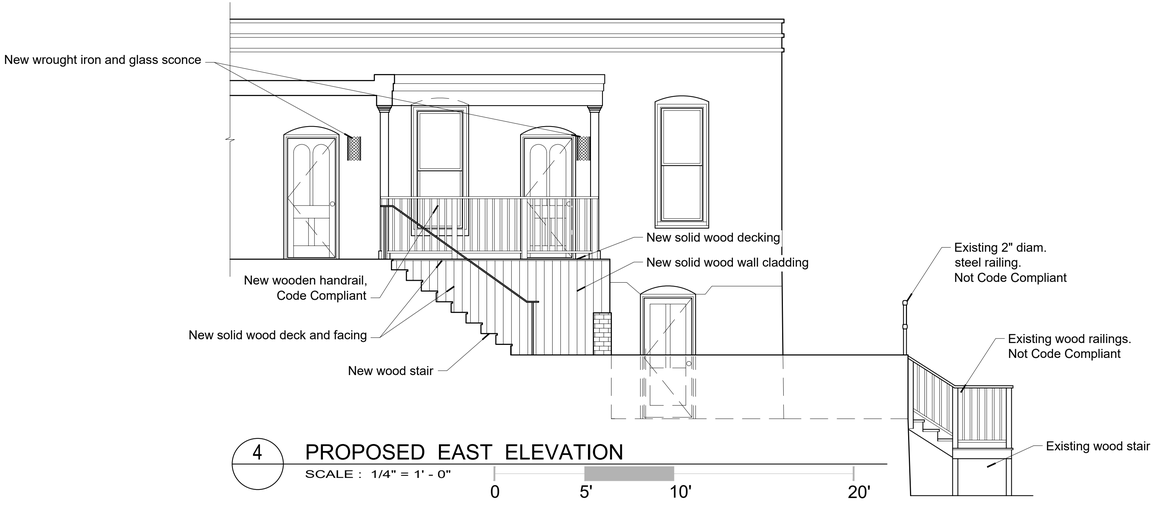
0 5' 10' 20'




2 PROPOSED NORTH ELEVATION

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

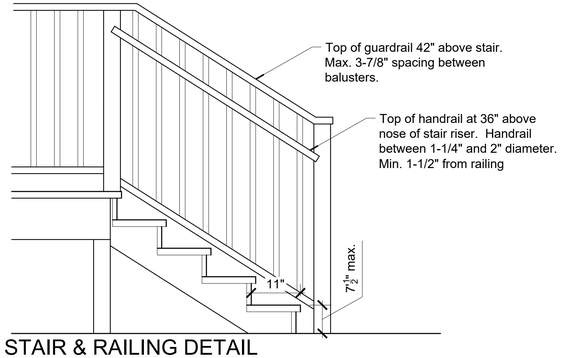
0 5' 10' 20'




4 PROPOSED EAST ELEVATION

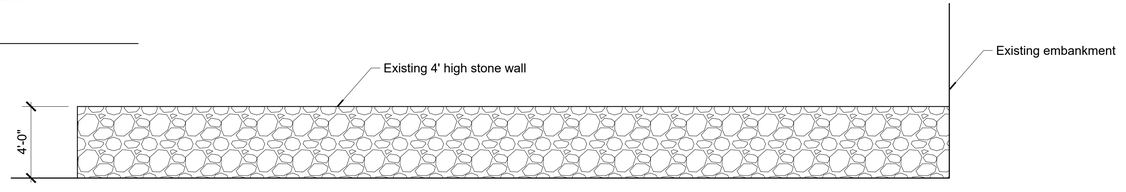
SCALE : 1/4" = 1' - 0"

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7 STAIR & RAILING DETAIL

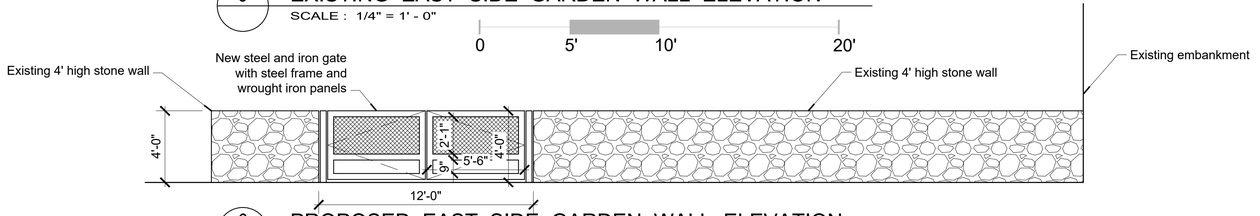
SCALE : 3/4" = 1' - 0"




5 EXISTING EAST SIDE GARDEN WALL ELEVATION

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

0 5' 10' 20'




6 PROPOSED EAST SIDE GARDEN WALL ELEVATION

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

0 5' 10' 20'

WDC WILSON DESIGN & CONSTRUCTION LLC

STATE of NEW MEXICO
PETER WILSON no. 5030
REGISTERED ARCHITECT

EXIST. & PROP. ELEVATIONS

129 E. DeVargas Street

8-27-2026

A3.1

# PROJECT INFORMATION - Unit 1 129 East Devargas Street


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A1.0 - Site Plan
A2.4 - Existing & Proposed Plan
A3.0 - Existing & Proposed Elevations
A3.1 - Existing & Proposed Elevations

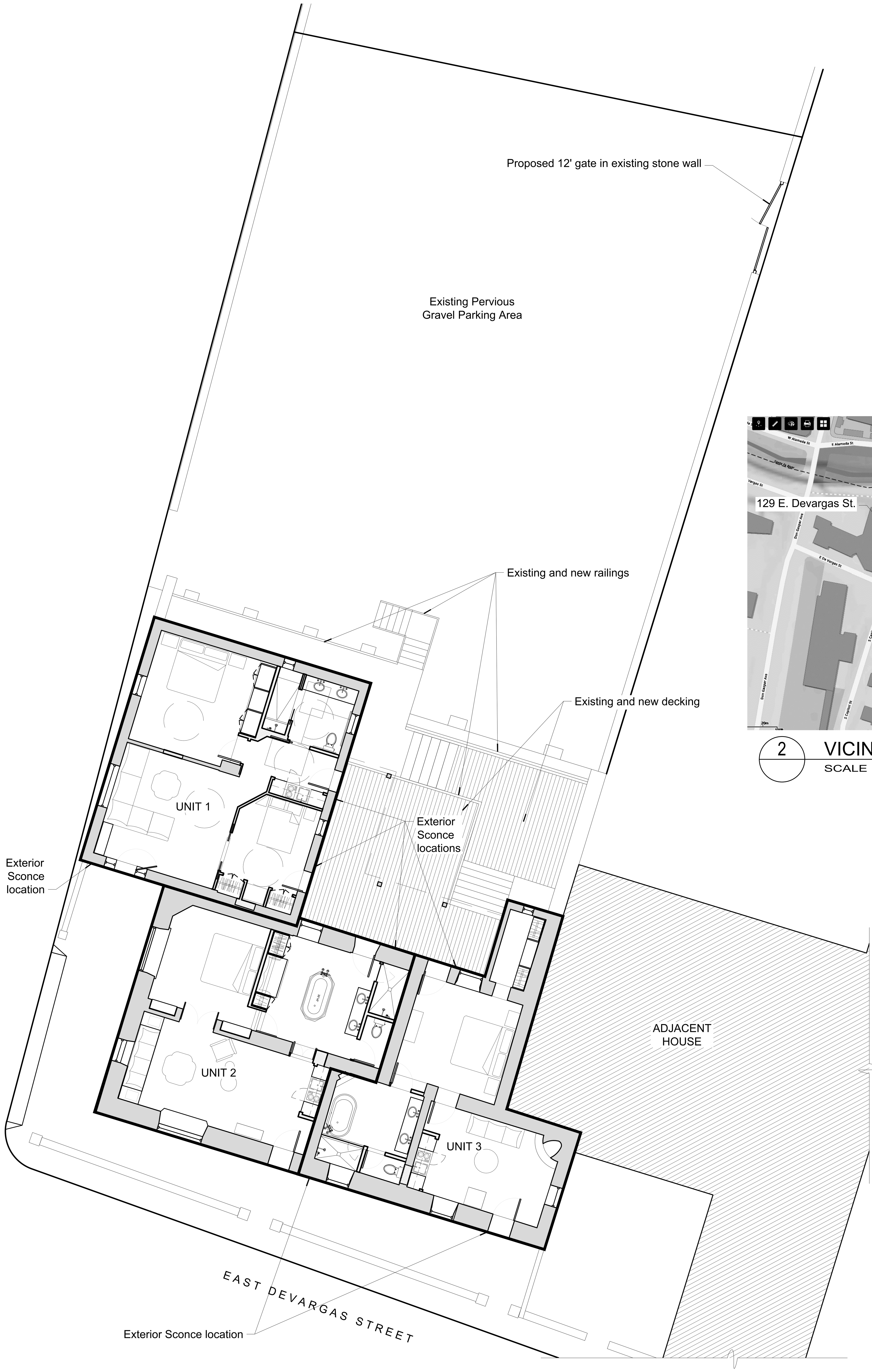


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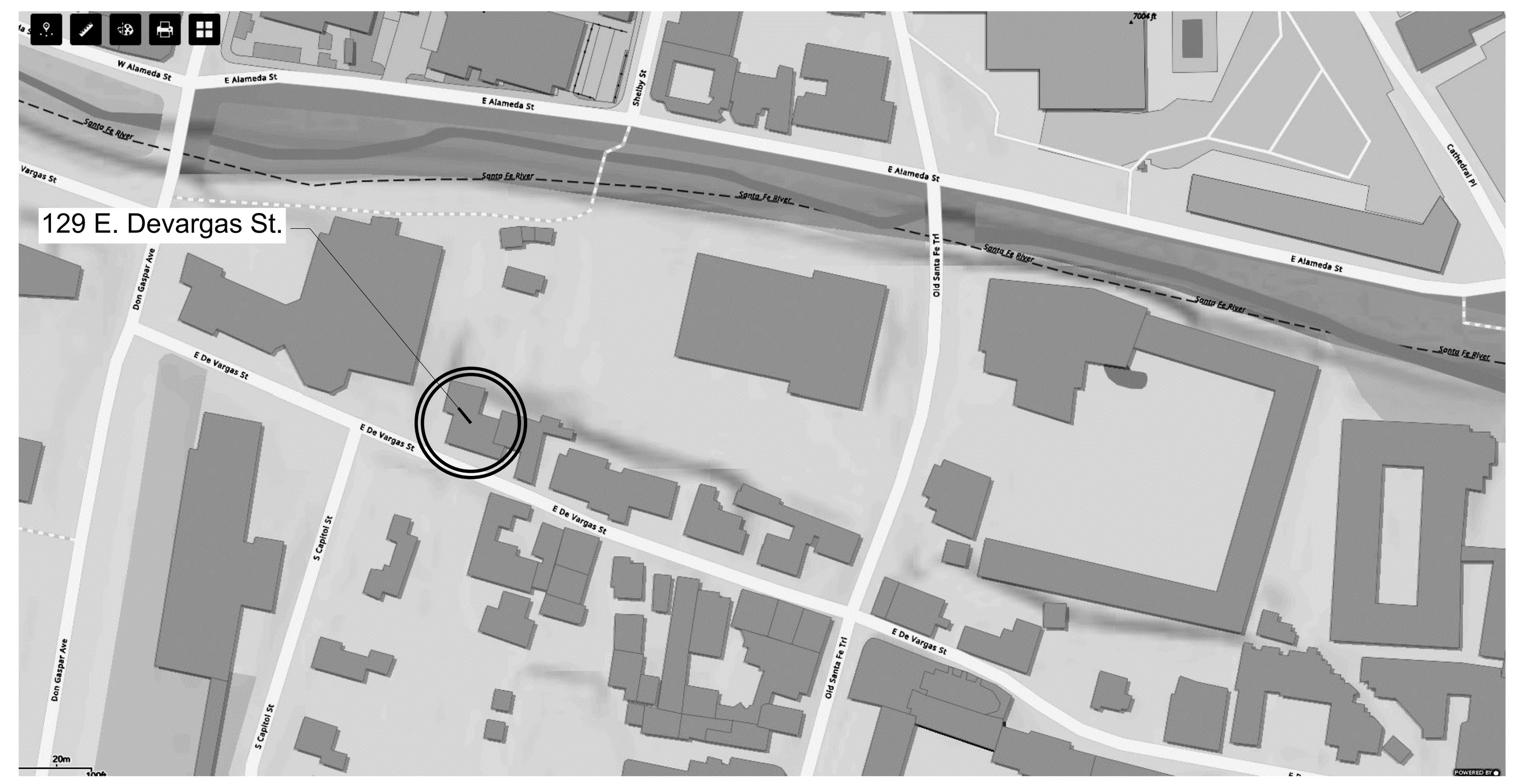
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2021 NM Historic Earthen Building Code
2018 NM Energy Conservation Code
2021 NM Electrical, Plumbing & Mechanical Codes
New Mexico Administrative Code
2015 Int. Fire Code & Adopeted Appendices
ICC A117.1-2017 Accessible and Usable Buildings and Facilities.




1 EXISTING & PROPOSED SITE PLAN
SCALE : 1/8" = 1' - 0"
0 5' 10' 20'




2 VICINITY MAP
SCALE : NOT TO SCALE



129 E. Devargas St.



3 PORTION OF THE KINGS MAP GIVEN AS LEGAL LOT OF RECORD
SCALE : NOT TO SCALE

WILSON DESIGN & CONSTRUCTION LLC

STATE of NEW MEXICO
PETER WILSON
no. 5030
REGISTERED ARCHITECT

SITE PLAN

129 East DeVargas Street

8-27-2026

A1.0

PARKING

New wood railing, replaces existing steel railing see elev A2.4/2 and detail A2.4/7

New wood stair replaces existing wood stair, see detail A2.4/7

New wood stair, see detail A2.4/7

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BEDROOM

BATH

LOWER DECK

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LIVING ROOM

UNIT 1

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UPPER DECK

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ADJACENT HOUSE

BEDROOM

BATH

BEDROOM

UNIT 2

LIVING ROOM

BATH

LIVING ROOM

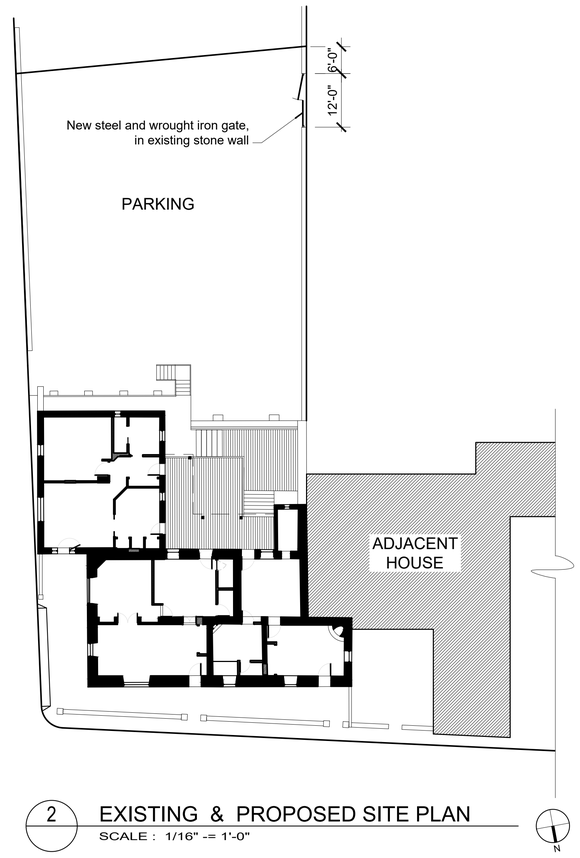
UNIT 3

1 EXISTING & PROPOSED FLOOR PLAN

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

0 5' 10' 20'

N




2 EXISTING & PROPOSED SITE PLAN

SCALE : 1/16" -= 1'-0"

N

WDG
WILSON DESIGN & CONSTRUCTION LLC

STATE of NEW MEXICO
PETER WILSON
no. 5030
REGISTERED ARCHITECT

EXIST. & PROP. FLOOR PLAN

129 E. DeVargas Street

8-27-2026

A2.4




1 EXISTING SOUTH ELEVATION - Change to 3 Sconces

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

0 5' 10' 20'




2 EXISTING WEST ELEVATION - No Change

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

0 5' 10' 20'

WDC
WILSON DESIGN & CONSTRUCTION LLC

STATE of NEW MEXICO
WILSON
no. 5030
REGISTERED ARCHITECT

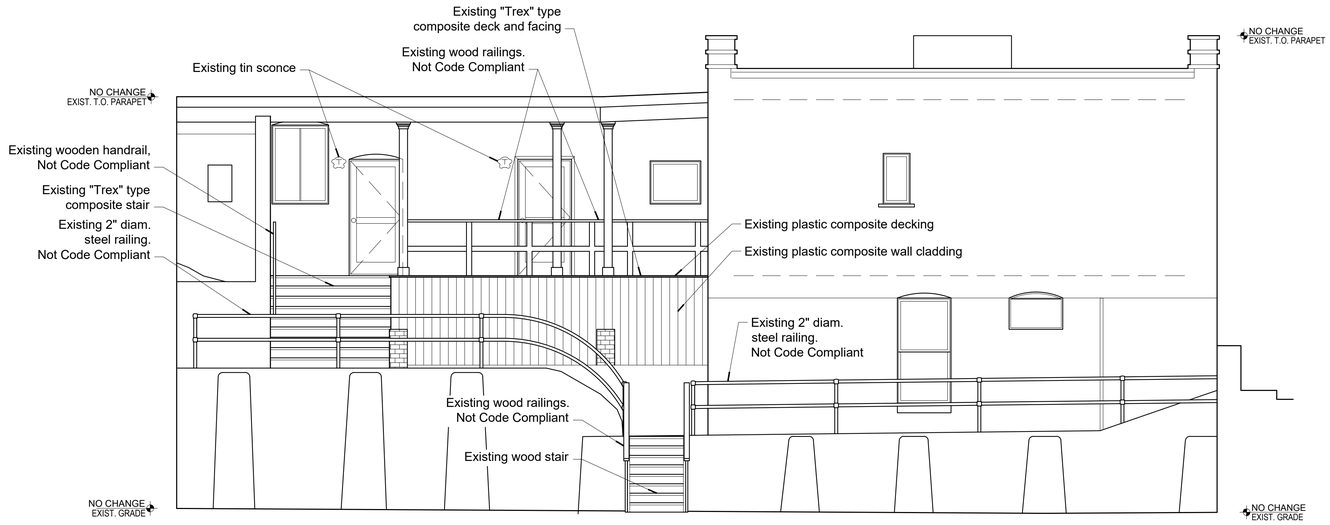
9-21-2026

EXIST. & PROP. ELEVATIONS

129 E. DeVargas Street

9-21-2026

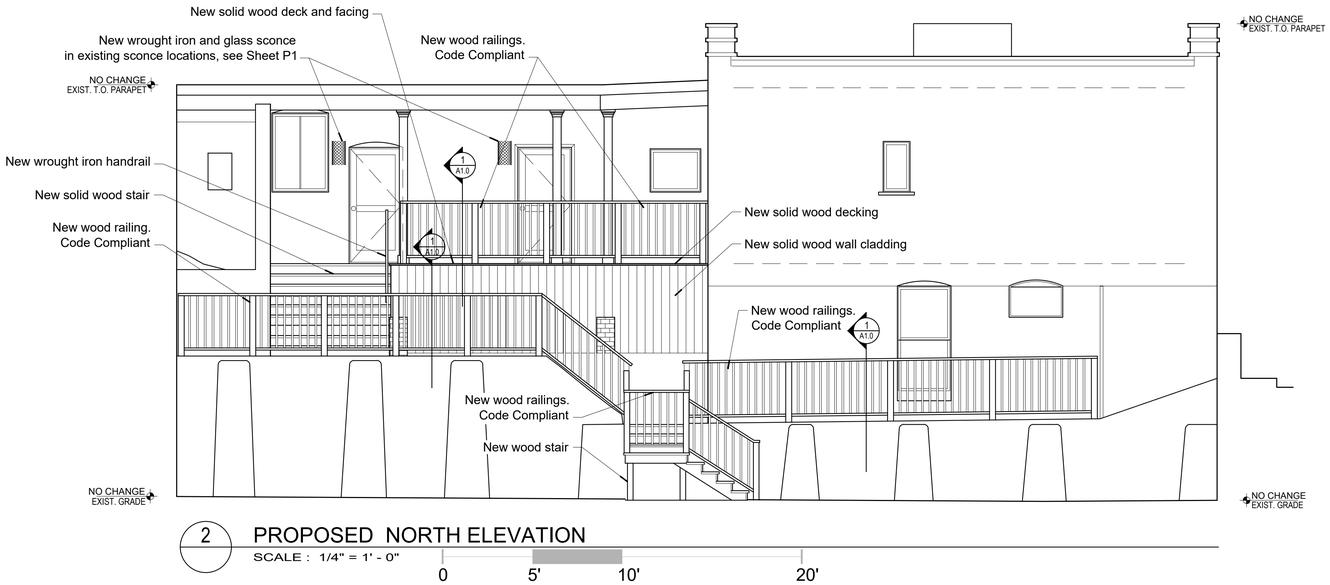
A3.0




1 EXISTING NORTH ELEVATION

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

0 5' 10' 20'




2 PROPOSED NORTH ELEVATION

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

0 5' 10' 20'

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WILSON
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9-21-2026

EXIST. & PROP. ELEVATIONS

129 E. DeVargas Street

9-21-2026

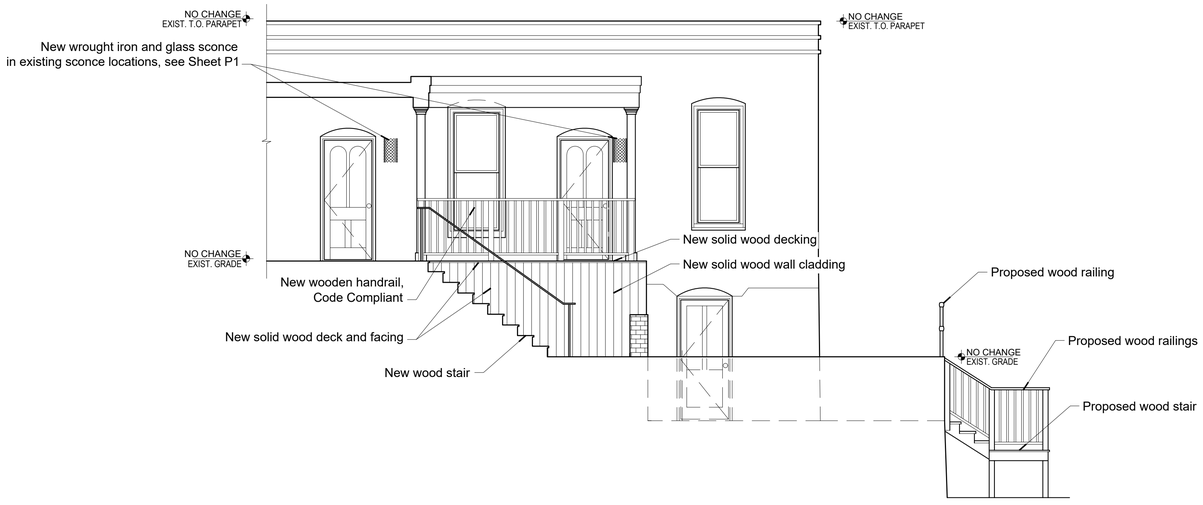
A3.1




3 EXISTING EAST ELEVATION

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

0 5' 10' 20'




4 PROPOSED EAST ELEVATION

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

0 5' 10' 20'

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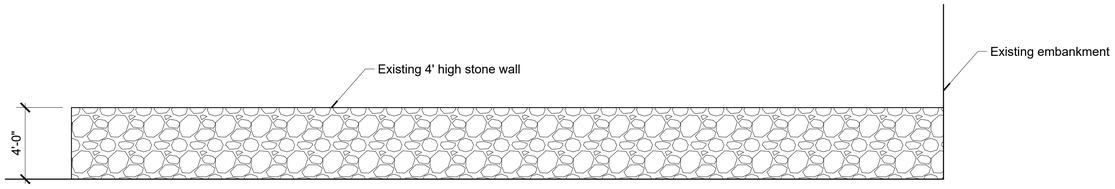
9-21-2026

EXIST. & PROP. ELEVATIONS

129 E. DeVargas Street

9-21-2026

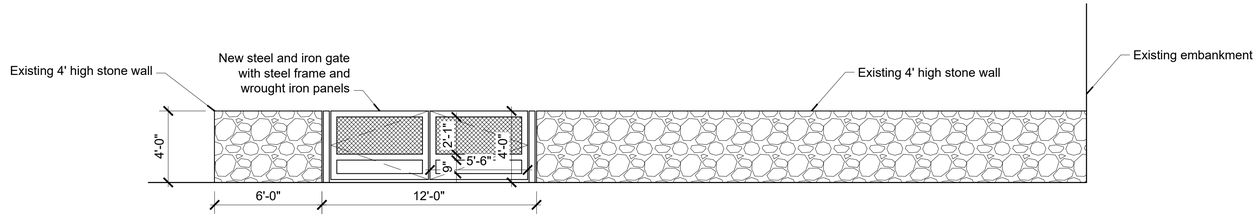
A3.2




5 EXISTING EAST SIDE GARDEN WALL ELEVATION

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

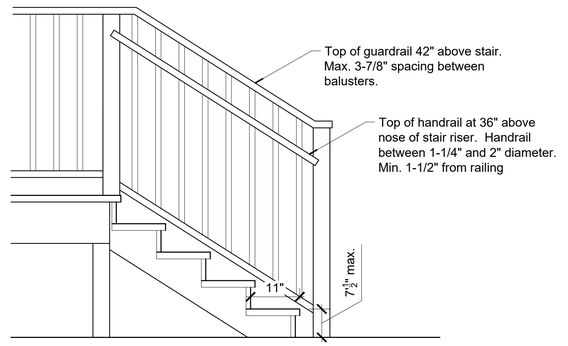
0 5' 10' 20'




6 PROPOSED EAST SIDE GARDEN WALL ELEVATION

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

0 5' 10' 20'




7 STAIR & RAILING DETAIL

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

WDC
WILSON DESIGN & CONSTRUCTION LLC

STATE OF NEW MEXICO
WILSON
no. 5030
REGISTERED ARCHITECT

9-21-2026

EXIST. & PROP. ELEVATIONS

129 E. DeVargas Street

9-21-2026

A3.3




# CURRENT SOUTH ELEVATION

**E1** **129 East DeVargas Street**
**10-7-2026**

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# CURRENT WEST ELEVATION

**E2** **129 East DeVargas Street**
**10-7-2026**

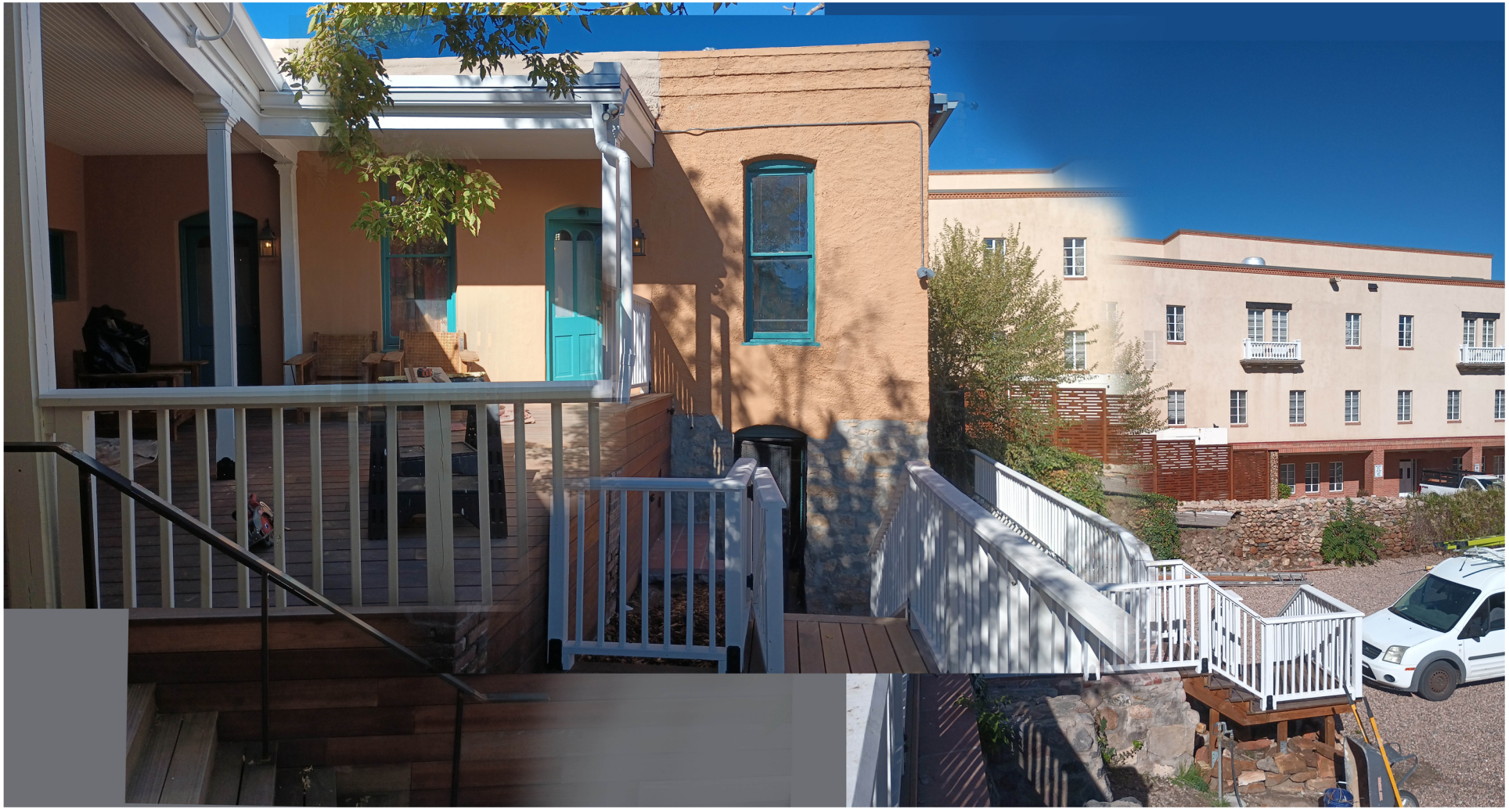
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WILSON DESIGN & CONSTRUCTION LLC



# CURRENT NORTH ELEVATION

**E3** **129 East DeVargas Street**
**10-7-2026**

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# CURRENT EAST ELEVATION

**E4** **129 East DeVargas Street**
10-7-2026

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# BAKER LAW OFFICE, LLC

Adam S. Baker, Attorney at Law
abaker@bakerlawoffice.net

September 18, 2026

***Via Email Only***

Heather Lamboy
Land Use Director
Email: hllamboy@santafenm.gov

Amanda Romero
Senior Planner, Historic Preservation Manager
Email: alromero@santafenm.gov

Re: *129 East DeVargas, Units 1, 2 and 3, Santa Fe, New Mexico 87501*

Dear Ms. Lamboy and Ms. Romero:

I am writing as counsel for Galisteo Street, Inc., ("Galisteo Street") with regard to the above-referenced property located at 129 East De Vargas St., Santa Fe, NM 87501 (the "Subject Property"). As you may be aware, the Subject Property has been under construction since April 2024 pursuant to City of Santa Fe Construction Permit Nos. 24-33534, 24-33535 and 24-33536. At all times, Galisteo Street has exercised good-faith and conducted itself in compliance with the terms and conditions of those permits during construction, including all required inspections.

Nevertheless, I understand that the Historic Preservation Division has taken issue with certain improvements made to the exterior of the structures that fall outside the scope of the permits. Those improvements include the following:

- Removal of dilapidated PVC decking and cladding on the back porch, and replacement with wood decking and cladding of like-appearance.
- Removal of unsafe and rotting wooden porch railings and posts on the upper section of the back porch and gas piping on the lower section, and replacement with code-compliant wooden railings for life-safety purposes.
- Replacement of three (3) existing sconces on the south elevation and four (4) existing sconces on the north elevation with wrought iron sconces.
- Installation of a wrought-iron gate at an opening in a non-historic stone wall at the northeast corner of the property, which cannot be seen from the public roadway.
- Exterior walls surrounding rear porch area repainted from white to color-match the pre-existing color of the adjacent stucco walls.

I also understand based on concerns raised by Anthony Maestas during a site inspection on September 15, 2026, that the Historic Preservation Division may believe that additional structural changes were made. Specifically, Mr. Maestas raised a concern that brick pilings or structural

supports underneath the upper area of the back porch may have been removed or altered during installation of the wood cladding. However, no such structural changes were made – the existing PVC cladding was simply replaced with wood and the original brick structure was left completely intact.

Mr. Maestas also raised concerns about whether the exterior stucco in the area of the back porch had been smoothed, or otherwise altered. In fact, Galisteo Street did repaint the walls surrounding the back porch from white to an earthen color that is aesthetically pleasing and consistent with the existing color of adjacent walls and the historic character of the property. However, no structural changes were made to the exterior stucco surfaces, and the walls could be restored to the pre-existing white color if the Historic Preservation Division deems it necessary.

I also want to address Mr. Maestas' statement during his visit to the property on September 15 that he had been instructed to issue a citation for the above work. Initially, Mr. Maestas asked that Mr. Sharif Seret provide him a driver's license for identification. Although Mr. Seret complied out of good-faith, it is unclear why Mr. Maestas asked to see his identification and a code compliance officer does not have legal authority to demand that a person identify himself. If the City is going to issue a citation, Galisteo Street is the responsible party for all purposes related to this project and the City has its information on file in relation to the building permits referenced above.

That said, it is our hope that we can meet with you before a citation is issued to discuss the pending Preliminary HPD Application Request that was submitted on or about August 27, 2026. While I understand that Lauren Vagts, who is reviewing the Application, has taken the position that the improvements at issue must be brought before the Historic Districts Review Board, the changes that were done seem more appropriate for administrative review.

First, the design standards for all historic district properties provides with regard to porches and portals simply that "[e]xisting porches and portals shall not be enclosed." Ordinance No. 2001-38, § 14-5.2(D)(4). Here, of course, the existing porch was not enclosed and the installation of the new decking and cladding materials did not materially alter the appearance of the structure. Moreover, the existing decking and railings were in such poor condition that it posed a danger to Galisteo Street's construction crew and other persons to whom the structure is accessible. Moreover, Galisteo Street took great care to ensure that the improvements made to the porch area were done in a way to ensure a harmonious style, form, color, height, proportion and material in light of the building's historic character while meeting modern life-safety requirements.

Second, the painting that was done to replace the pre-existing (but not historic) white walls around the porch area is entirely consistent with the goals of historic preservation requirements. *See, e.g.,* Ordinance No. 2001-38, § 14-5.2(E)(2)(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.")

Third, it does not appear that any of the sconces that were replaced were original to the structure except perhaps for one of them, which was broken. Further, the new sconces that were installed

are consistent with the historic character of the building and much more aesthetically pleasing. Indeed, The Historical Santa Fe Foundation conducted a site-visit at the Subject Property and determined that all of the components at issue are "not protected elements and do not compromise any of the protected items in the current preservation easement" held by the Foundation. (A copy of the Sep. 14, 2026 Letter from The Historical Santa Fe Foundation is being attached with this letter).

Similarly, the wrought iron gate that was installed is not public-facing and cannot be seen from the public right-of-way. Moreover, it is consistent with all height and design standards.

In sum, the exterior improvements at issue were done for life-safety reasons and are otherwise in conformity with the overarching goals of the historic preservation ordinance to maintain the historic character of the property consistent with the standards in place for the Downtown and Eastside Historic District. While it is your prerogative whether to take this application before the Historic Districts Review Board, we submit that the work at issue is more appropriate for administrative review and approval. *See, e.g.,* Ordinance No. 2001-38, § 14-5.2(J)(3)(e) ("No approval by the historic board shall be required for repairs that do not in any way alter the exterior appearance of a structure[.]")

Please contact me to discuss this matter or to schedule a meeting as requested.

Very truly yours,

*/s/Adam S. Baker*

Adam S. Baker

cc: Lauren Vagts, Senior Planning HPD
Email: lavagts@santafenm.gov

Dunn Edwards “Eames for Blue” DET564
Existing Color on Windows, Doors and Portal Columns and Trim

Dunn Edwards “Imperial Dynasty” DE5727
Current Color on Windows and Doors

Dunn Edwards “White Picket Fence” DET648
Existing Color under Portal
Current Color on Portal Columns and Trim

Dunn Edwards “Sonora Shade” DE5263
Current Color under Portal

# EXISTING & CURRENT PAINT COLORS

**P1** **129 East DeVargas Street**
**10-19-2026**

WDC
WILSON DESIGN & CONSTRUCTION LLC