

City of Santa Fe, New Mexico

memo

DATE: September 9, 2025

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division *LM*

2025-011034-HDRB, 511 A Camino Sin Nombre, Downtown & Eastside Historic District, contributing, Michael Krantz, agent for Martin Montoya, owner, proposes to demolish a contributing residential structure. An exception is requested to 14-5.2 (D)(1)(a) for demolition of a historic structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall & fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: HCPI neighboring lot

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: demolition criteria, exception criteria, Structural Engineer's report, City inspectors' report

STAFF RECOMMENDATION:

Staff finds that the exception and demolition criteria have been met and recommends approval of the exception to 14-5.2(D)(1)(a) to demolish this contributing residence, and staff finds that the application complies with Section 14-3.14 Demolition of Historic or Landmark Structures.

Sample motions:

- a. In Case number 2025-011034-HDRB at 511 A Camino Sin Nombre, approve/deny the application for demolition of the residential structure.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

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

BACKGROUND & SUMMARY:

Streetscape:

Camino Sin Nombre is a narrow dirt road running north off of Camino San Acacio. The road is on a slight hill, so Camino San Acacio is higher than the subject site. Therefore, most rooftops are publicly visible with skylights, various roofing materials, satellite dishes, and other rooftop appurtenances. The lots are fenced with a variety of yard walls and coyote fences; most are taller. The houses are mostly vernacular in style and low in height. Though there are several two-story sections to some residences. There is a combination of divided lite and single lite windows in a variety of green and natural colors.



Figure 1: Property Location

Site Description:

The single-family residence at 511 A Camino Sin Nombre is listed on the GIS map and through previous case documentation as contributing to the Downtown and Eastside Historic District. The status appears to have been designated with the district's updates in the early 1980s, as there are no cases to clarify the status.

The single-family residence located 511 Camino Sin Nombre, to the south of the subject property, was constructed in the 1920s of adobe and had a major remodel in 1989, with additional work in 1994 and 2005. This property at 511A Camino Sin Nombre may have been constructed about the same time, given that the two structures are connected, but the HCPI holds no information on the structure, and there are no cases for the property on file. There is no documentation for review regarding the other neighboring lots.

Staff usually requests a new HCPI and status review with primary façade designation for properties before any request for demolition or remodel request; however, in this case, the condition of this property dictated that the status review would not impact the request for the demolition, and the applicant has opted to request an exception to demolish a contributing structure.

The structure is constructed of adobe with stucco and has two chimneys and a metal roof. The street-facing façade holds a wood panel entry door, a block window, and a second small entry door. To the north of the main entry, what was a window that is now boarded up. The roof and other fenestrations have been missing for some time, so that the interior of the building is dirt and rubble. The adobe walls are melted at varying heights around the exterior of the building.

Looking at the photos from the 1989 case for the neighboring lot, this residence appears to have been maintained. It is difficult to tell from the Google image from 2007 the exact condition of the overall property, but it is obvious from the 2013 image that the building has been in disrepair for at least twelve years. There is evidence that the building was maintained over time, and this appears to be demolition by neglect.



Figure 2: 511 A Camino Sin Nombre

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Demolish the residential structure. An exception is requested to 14-5.2 (D)(1)(a) for demolition of a historic structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2 (D)(1)(a). The applicant requests an exception for the demolition of a historic structure.

(i) Do not damage the character of the district

Applicant Response: The character of the streetscape is purely residential. The current ruined structure damages the streetscape by preventing anyone from living there. Our demolition and subsequent rebuilding will greatly improve the streetscape, not damage it.

Staff Response: The staff finds that this criterion is met. While this structure may have been fabulous in the days when it was cared for, its deteriorated condition does not contribute to the character of the district.

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

Applicant Response: Again, our demolition will enhance the public welfare by removing a dangerous ruin from the block and eventually restoring the site as a lovely adobe residence.

Staff Response: The staff finds that this criterion is met. The deteriorated building is collapsing and is unsafe for entry. Although it is on private property, accessing it would be dangerous.

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

Applicant Response: We haven't reached the design phase for this site, since we first must get official permission to demolish the existing ruined structure, but of course, we are planning to submit our plans for an adobe home that is in keeping with San Acadio's character and tradition. We love Santa Fe, want to be good members of this community, and hope and expect that our restoration of the currently dangerous site at 511A Camino sin Nombre will enhance that street and block's livability for everyone concerned.

Staff Response: The staff finds that this criterion is met. While any replacement structure has not yet been designed, the applicant will be working with staff to ensure that the final design will comply with the design standards and will be compatible with the neighborhood context and district.

- (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;*

Applicant Response: Only that the current structure is destroyed, uninhabitable, and indeed dangerous to the entire block. The site has to be demolished so that we can build a proper house there, which will benefit everyone on the block.

Staff Response: The staff finds that this criterion is met. The abandoned structure has deteriorated and no longer contributes to the character of the streetscape.

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

Applicant Response: The current dismal state of the site long predates our purchase of the property. We hope to restore it.

Staff Response: The staff finds that this criterion is met. The new owners purchased the property with hopes of reestablishing the streetscape, as the damage to the structure is a hazard.

- (vi) *Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).*

Applicant Response: I have researched this. Here is the complete Subsection in the section:

A) General Provisions

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

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

As I have described in all my other answers to the questions posed in these documents, everything we hope to do at 511A Camino sin Nombre will enhance the welfare of the people of Santa Fe. We're buying a ruined and dangerous property and plan to restore it as a safe residence in proper Santa Fe/San Acacio style, in keeping with city processes and regulations.

As any rational observation of the site will attest, we cannot preserve the current building. But our actions of demolishing it and building a new adobe home will greatly serve to preserve the livability, culture, and harmony of the neighborhood and its residents and visitors by turning a ruined and dangerous site into another lovely house.

Staff Response: The staff finds that this criterion has been met. Removal of the dilapidated building and proposed construction will preserve the character of the streetscape even if this

historic building cannot be preserved. It may be possible to incorporate some of the design features of the existing structure, such as metal roofing, into a newly constructed building.

DEMOLITION CRITERIA AND RESPONSES:

Per Section 14-3.14: Demolition Criteria for determining if a demolition in a Historic District should be approved or denied

(a) *Whether the structure is of historical importance.*

Applicant Response: I know of no historical relevance to this site, and have done as much searching back as I'm capable of. I believe staff at the Historical Review Board have also looked and found the same result. 511A Camino sin Nombre is in San Acacio, a historically relevant neighborhood, but the property itself has simply been a residential property going back many decades.

Staff Response: The staff finds that this criterion is met. The structure is too dilapidated to contribute to the neighborhood. While it is stuated as contributing, there is no documentation or rationale for the granting of the contributing status.

(b) *Whether the structure for which demolition is requested is an essential part of a unique street section or block front, and whether this street section or block front will be reestablished by a proposed structure; and*

Applicant Response: Camino sin Nombre is a residential street lined with adobe homes, but no unique characteristics. The ruined state of 511A hurts the street. We propose to demolish the existing ruin so that we can build a new adobe home in proper San Acacio style, which will greatly benefit the street and neighborhood.

Staff Response: The staff finds that this criterion is met. While the building may have contributed to the streetscape, the neglect and resulting condition of the structure have rendered it so that it no longer contributes to the streetscape and is a hazard to the neighborhood. The relationship to the block front may be reestablished by a new residence on the site.

(c) *The state of repair and structural stability of the structure under consideration.*

Applicant Response: The current structure is a dangerous ruin - structurally sound, uninhabitable, and unsalvageable. This is the unanimous opinion of everyone who has seen the property, including the structural engineer who contributed to our demolition proposal. I have no doubt that the city inspector will conclude the same. The current ruin must be demolished in order to restore 511A as a habitable site on the block, which will be great for the street, the neighborhood, and the city.



Figure 3: Interior of the Structure

Staff Response: The staff finds that this criterion has been met. Per the Structural Engineer’s Report, “Based on our observation, the residence does not meet any code requirements, is structurally unsound, and repair of the residence in its existing condition is not practical. We would recommend complete demolition. “

RELEVANT CODE CITATIONS:

14-3.14 DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

(G) Standards

- (1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
 - (a) Whether the *structure* is of historical importance;
 - (b) Whether the *structure* for which demolition is requested is an essential part of a unique *street* section or block front, and whether this *street* section or block front will be reestablished by a proposed *structure*; and
 - (c) The state of repair and structural stability of the *structure* under consideration.

- (2) In determining whether a request for demolition of a *landmark structure* should be approved or denied, the HDRB and *governing body* shall consider the following:
 - (a) The historical importance of the *structure*; and
 - (b) The state of repair and structural stability of the *structure*.

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

(b) Board Authority to Review Status Designation

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

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

(a) Height

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

(b) Design Standards and Signage

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

enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate, and the board shall make a positive finding of fact, that such exceptions comply with all the criteria listed as follows:

- (i) Do not damage the character of the district;
- (ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and
- (iii) Strengthen the unique heterogeneous character of the *City* by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

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

The board is the *city's* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions, the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case, the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper. Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for the height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall conclusively demonstrate, and the board shall make a positive finding of fact, that such exceptions comply with all the criteria listed as follows:

- (i) Do not damage the character of the *streetscape*;
- (ii) Prevent a hardship to the *applicant* or an injury to the public welfare;
- (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;
- (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*;
- (v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and
- (vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that

are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

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

(D) General Design Standards for All H Districts

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

(1) General

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

(2) Additions

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

additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

- (a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:
 - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
 - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.
- (b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

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

increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) Downtown and Eastside Design Standards

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

(1) Old Santa Fe Style

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

- (a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at

the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;

- (b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations.
 - (c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
 - (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;
 - (e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible, provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and
 - (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.
- (2) Recent Santa Fe Style

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

- (a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks*, or other design elements;
- (b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;
- (d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra

cotta, or other material, subject to approval as hereinafter provided for *building permits*;

- (e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

(F) Historic Review District

(1) Applicability

- (a) The division shall review and approve or deny all *applications* for new construction, exterior alteration, and demolition of *structures* in the historic review district in accordance with the standards set forth in this section.
- (b) The historic districts review board shall review and approve or deny new construction of commercial, *residential* multi-unit, public *structures*, and those *structures* requiring the Board's review as specified in Subsection 14-5.2(D)(9)(a). Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review.

(2) District Standards

- (a) The following structural standards shall be complied with whenever exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:
 - (i) Slump block, stucco, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or unstuccoed cement shall not be used as exterior *wall* materials; and
 - (ii) The color of stuccoed *buildings* shall predominantly be brown, tan, or local earth tones. This does not include chocolate brown colors or white, except dull or matte off-white (yeso). Surfaces of stone shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs, is prohibited.
- (b) It is intended that *buildings* be designed to be "wall-dominated". "Wall-dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, and *hipped roofs* can be designed as "wall-dominated" solutions and are allowed. However, gabled, shed, and *hipped roofs* are

only allowed if sufficient evidence is provided by the *applicant* showing that there are pitched roofs extant before December 12, 1983 (date of enactment) within the related *streetscape*, as viewed when standing in the public *street* in front of the site. The height of the roof above the *wall* shall be no greater than the height of the *walls*. Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.

- (c) The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:
 - (i) Raising the parapet;
 - (ii) Setting back from the edge of the roof;
 - (iii) Framing the collector with wood;
 - (iv) In pitched roofs, by integrating the collector into the pitch.
 - (v) In-ground solar collectors by a *wall* or vegetation;
 - (vi) In *wall* collectors or *greenhouses*, by enclosing by end or other *walls*;
 - (vii) Other means that screen the collector or integrate it into the overall *structure*.
Non-glare materials shall be used in solar collectors.
- (d) Roof-mounted mechanical, electrical, and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problem.
- (e) No cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in freestanding *walls*.
- (f) In order to emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls* which are defined as being built or appearing to be built of *adobe* construction, *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors and entry opening showing the massiveness of the *structure*. Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south-facing *walls* for solar equipment as provided in Subsection (F)(2)(c) of this section and under *portales*. The mass elements that make up the *building* composition shall appear as single blocks. *Buildings* with ground coverage of over twenty thousand 20,000 square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. (Ord. No. 2002-37 § 28)
- (g) *Walls* and fences visible from the *street* shall be built of brick, *adobe*, rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials.

Walls of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street*.

- (h) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the *building*. When parking areas are visible from the *street*, they shall be screened from view by *walls*, fences, vegetation, planters, earth berms, or other means.

(G) Historic Transition District

(1) Purpose

- (a) In order to promote the economic, cultural and general welfare of the people of the *city* and to ensure the harmonious, orderly, and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserves *property* values and attracts tourists and residents alike, be preserved, some of the qualities being:
 - (i) The continued existence and *preservation* of historic areas and *buildings*;
 - (ii) The continued construction of *buildings* in the historic styles; and
 - (iii) A general harmony as to style, form, color, proportion, texture, and material between *buildings* of historic design and those of more modern design.
- (b) The *governing body* hereby establishes a process for review of style, form, color, proportion, texture, and materials as part of the *building permit* process in the historic transition district.

(2) Applicability

Submittals of required elevations and plans, and approval of these submittals by the planning and land use department, are required before a *building permit* is given for construction, renovation, or exterior *remodeling* of any exterior feature of a *building* or *structure* subject to public view from any public *street*, way, or other public place. Demolition shall not require prior approval by the planning and land use department. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(3) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected or altered:

(a) Architectural Style

(i) Materials

It is intended that exterior *wall* materials express a monolithic and massive appearance. Stucco, brick, slump block, and stone are allowed. Materials such as aluminum siding, metal panels, mirrored glass, and unstuccoed masonry *units* or cement are not allowed. Wood siding is not allowed for an entire *wall*;

(ii) Color

The color of stuccoed *buildings* shall predominantly be in brown, tans, or local earth tones. This does not include chocolate brown colors or white, except dull or matte off-white (yeso). Surfaces of stone or brick shall be in the natural color. Entries and *portals* may be emphasized by the use of white or other colors or materials. Painting of *buildings* with bold repetitive patterns, or using *buildings* as signs, is prohibited.

(iii) Roof Form, Slope, and Shape

buildings

building's

walls

Buildings

hipped roofs

wall

walls

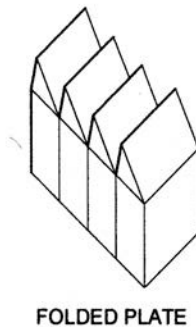
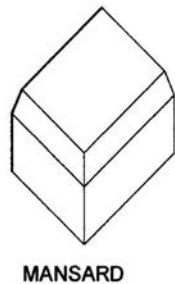
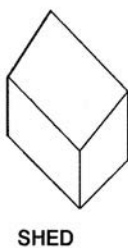
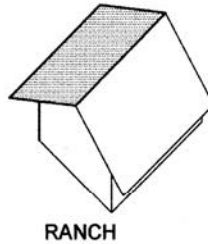
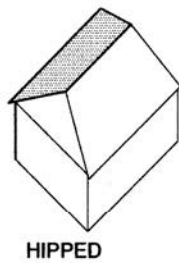
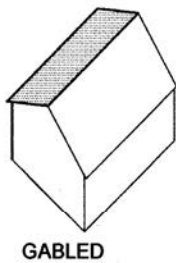


Illustration 14-5.2-7 Examples of Roof Type

(iv) Solar Equipment

- A. It is intended that the use of solar and other energy-collecting and conserving strategies be encouraged. The use of large glazed areas on south-facing *walls* for collectors, *trombe walls*, *greenhouses*, garden rooms, direct gain, or other collecting purposes is allowed. Solar equipment shall be screened as follows:

1. raising the parapet;
2. setting back from the edge of the roof;
3. Framing the collector with wood;
4. In the case of pitched roofs, by integrating the collector into the pitch;
5. In case of ground solar collectors, by a *wall* or vegetation;
6. In the case of *wall* collectors or *greenhouses*, by enclosing by end or other *walls*;
7. Other means that screen the collector or integrate it into the overall *structure*. Non-glare materials shall be used in solar collectors.

B. Roof-mounted equipment: roof-mounted mechanical, electrical, and telephone equipment and other obtrusive *structures* shall be architecturally screened with opaque materials, for example, by raising the parapet, and shall be of a low profile to minimize the *screening* problem;

C. Cantilevers, arches: no cantilever or long apparently unsupported openings are allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in free-standing *walls*.

(b) Size, Mass, and Shape

(i) To emulate traditional Santa Fe architecture and construction traditions, it is intended that *structures* be designed to appear essentially as *structures* with massive *walls*. *Structures* with massive *walls* are defined as being built or appearing to be built of *adobe* construction, with *wall* thickness appearing massive in relation to *wall* height, and where applicable, the depths of windows, doors, and entry openings showing the massiveness of the *structures*. Solid *wall* space shall be greater in any façade than window or door space combined. Exceptions are allowed for south-facing *walls* for solar equipment as provided in Subsection (G)(3)(a)(iv) of this section, and under *portales*; (Ord. No. 2002-37 § 29)

(ii) The mass elements which make up the *building* composition shall appear as single blocks;

(iii) *Buildings* with ground coverage of over twenty thousand (20,000) square feet and over one *story* shall be designed to appear more as an aggregation of smaller " *building* blocks" rather than a single large box or block. A human *scale* shall be achieved near ground level on large commercial, multi-family *residential*, and public *buildings* and along *street* façades and entryways through the use of such *scale* elements as windows, doors, columns, and beams. Human *scale* means the entrances, windows, doors, columns, and beams on large *buildings* are in proportion to the people using the *building*.

For example, a ten-foot high entrance cover is in proportion to a *person* using it. A thirty (30) foot high colonnade is not.

(c) Walls and Fences

Walls and fences visible from the *street* shall be built of brick, *adobe*, rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. *Walls* of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not visible from the *street*.

(d) Remodeling and Alteration

Persons requesting approval for *building permits* for *remodeling* or alteration of nonconforming *structures* shall not be required to bring the total *structure* into conformance with the standards for the historic transition area. However, the portion of the *building* that is remodeled or altered shall conform to those standards. *Remodeling* of *structures* of architectural and historic interest or individually entered on the *state* register of cultural properties or national register of historic places or designated as significant on either register shall be related to and compatible with the *structure*. "Related to and compatible with" means existing together with unity and coherence.

(4) Final Review

(a) All *applicants* for final review shall submit:

- (i) Three copies of four *building* elevations drawn to *scale*. Elevations shall be drawn with sufficient detail to show the architectural design of the *structures*, including proposed exterior finish materials, textures, and colors;
- (ii) Three copies of a dimensioned plan drawn to *scale* which shows *building* location and configuration in relation to other site improvements, including but not limited to parking *lots* and utilities.

(b) The planning and land use department shall make a determination of whether the plans and elevations are in compliance with the requirements of this section within five working days from the date of the *application* to the *city*. If the submitted information is inadequate, the division may postpone action until a date agreed upon by the division and the *applicant*. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(c) Final approval, disapproval, or conditional approval shall be noted on the face of the *application* and signed by a representative of the planning and land use department. If conditional approval is given, the list of conditions shall be attached to the *application*. If the *application* is disapproved, the sections of the historic transition district with which the *application* did not comply shall be noted on the *application*. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(d) No approval by the planning and land use department shall be required for repairs that do not in any way alter any exterior feature in view from any public *street*, way, or public place, or for repainting it the same color. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(5) Property Use and Zoning District

The *property* in the historic transition district may be used for any use permitted in the zoning district of which the *property* in question is a part. The *property* in the historic transition district shall be subject to the requirements, uses, height, and other regulations of the zoning district of which the *property* is a part.

(H) Don Gaspar Area Historic District

(1) District Standards

Compliance with the following structural standards shall occur wherever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

- (a) Slump block, stucco, brick, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using *buildings* as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
- (b) Roof forms, including but not limited to flat, gabled, shed, and *hipped roofs*, are allowed. Folded plate or hyperbolic roofs are not allowed.
- (c) The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, *greenhouses*, garden rooms, direct gain, or other energy-collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened by the following methods:
 - (i) raising the parapet;
 - (ii) setting back from the edge of the roof;
 - (iii) framing the collector with wood;
 - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
 - (v) in case of ground solar collectors, by a *wall* or vegetation;
 - (vi) in the case of *wall* collectors, by enclosing by end or other *walls*;
 - (vii) other means that screen the collector or integrate it into the overall *structure*.
Non-glare materials shall be used in solar collectors.
- (d) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.
- (e) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of

unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in view from any public *street*, way, or other public place.

- (f) *Greenhouses*. Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends, and the *greenhouses* made from enclosed *porches* or *portales* shall maintain the shape of the *porch* or *portal*.
 - (g) For *residential* uses, paving with asphalt or parking is not allowed in the front *yard* except on the sidewalk or driveway.
 - (h) For commercial uses, zoned C-1 front *yards* are required to be landscaped, and no required front *yard* shall be used for *off-street parking*.
 - (i) As a condition of any rezoning, all *applicants* shall provide evidence of sufficient *off-street parking* and an intent to maintain the architectural integrity of the existing *building* or to conform to the architectural style of the district if constructing a *building* on a vacant *lot*.
- (2) Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or destruction of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the *building permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

(I) Westside-Guadalupe Historic District

(1) District Standards

Compliance with the following structural standards shall occur whenever those exterior features of *buildings* and other *structures* subject to public view from any public *street*, way, or other public place are erected, altered, or demolished:

- (a) Slump block, stucco, brick, or stone shall be used as exterior *wall* materials. Wood and other materials may be used for details. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials;
- (b) The color of stuccoed *buildings* shall predominantly be in browns, tans, local earth tones, and soft pastels. Surfaces of stone or brick shall be in the natural color. Entryways, and *portales* or *porches* may be emphasized by the use of white or other colors. Painting of *buildings* with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using *buildings* as signs is prohibited. Murals,

however, are permitted and may be referred to the *city arts board* for an advisory recommendation.

- (c) Roof form, *slope*, and shape. It is intended that *buildings* be designed to be "wall-dominated". "Wall-dominated" means that the *building's* geometry is more defined by *walls* than by roofs. *Buildings* with flat, gabled, shed, or *hipped roofs* can be designed as "wall-dominated" solutions and are allowed. The height of the roof above the *wall* shall be no greater than the height of the *wall*. Folded plate, hyperbolic, or mansard roofs are not allowed.
- (d) The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large glazed areas on south-facing *walls* for trombe *walls* or other solar collectors, direct gain, or other energy-collecting purposes is allowed. When in view from any public *street*, way, or other public place, solar equipment shall be screened as follows:
 - (i) raising the parapet;
 - (ii) setting back from the edge of the roof;
 - (iii) framing the collector with wood;
 - (iv) in the case of pitched roofs, by integrating the collector into the pitch;
 - (v) in the case of ground solar collectors, by a *wall* or vegetation;
 - (vi) in the case of *wall* collectors, by enclosing by end or other *walls*;
 - (vii) other means that screen the collector or integrate it into the overall *structure*.
Non-glare materials shall be used in solar collectors.
- (e) Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obtrusive equipment shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the *screening* problems.
- (f) *Walls* and fences shall be of brick, *adobe*, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block *walls* are allowed. *Walls* of unstuccoed concrete block, unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the *wall* or fence is not in the *street* frontage.
- (g) *Greenhouses*
- (h) Attached *greenhouses* that front on the *street* shall give the appearance of being integrated into the *structure* of the *building* or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding *greenhouses* that front on the *street* is prohibited. *Greenhouses* with slanting sides shall be bracketed at the ends, and that *greenhouses* made from enclosed *porches* or *portales* maintain the shape of the *porch* or *portal*.
 - (i) *Porches* and *portales* are encouraged;
 - (j) When parking spaces are required for commercial or multi-family *residential buildings*, they shall be placed to the rear or side of the building.

(2) Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or demolition of *walls*, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the *application* for the building *permit* and on each of the required submittals, all of which shall be signed by the division staff assigned to the review. The division shall report approvals, disapprovals, and referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)