

# City of Santa Fe, New Mexico

# memo

**DATE:** October 14, 2025

**TO:** Historic Districts Review Board Members

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

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

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**2025-011230-HDRB, 527 Agua Fria St. units 1, 2, & 3,** Westside-Guadalupe Historic District, Significant, Osage Design Studio, agent for Neirika, LLC, owner, proposes to construct a 36 sq. ft. addition, replace windows and doors, raise two sections of roofing, re-roof, stucco, and other repairs. Exceptions are requested to 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows on primary facades, 14-5-2(D)(3)(a) for raising the roof of a significant structure, 14-5-2(D)(2)(c) placing an addition on a primary façade, 14-5-2(D)(5)(b) replacing a chimney on a significant structure.

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other:** Fire code, International Existing Building Code References

### APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:** exception criteria, window assessment

## STAFF RECOMMENDATION:

1. Staff finds that the exception criteria have not been met and recommends denial of the exception to section 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of historic windows on

- primary facades (Items 1a, 1b, 1c, 1d, 1e,1f, 1h, 1i, 1j, and 1l).
2. Staff finds that the exception criteria have not been met and recommends denial of the exception to section 14-5-2(D)(3)(a) for raising the roof on a significant structure (items 2 and 3).
  3. Staff finds that the exception criteria have not been met and recommends denial of the exception to section 14-5-2(D)(2)(c) to place an addition on a primary façade (item 4).
  4. Staff finds that the exception criteria have been met and recommends approval of the exception to section 14-5-2(D)(3)(b) replacing a chimney on a significant structure (item 5).
  5. Otherwise, staff recommend approval of the other elements of the application (items 1g, 1k, and 6-10 of the request) as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards.

### **Sample motions:**

Five motions will be required in this case. one motion for the exception to 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows, one motion for the exception to 14-5-2(D)(3)(a) for raising the roof, one motion for the exception to 14-5-2(D)(2)(c) addition on a primary façade, one motion for the exception to 14-5-2(D)(3)(b) installing a chimney, and one for the elements of the project that do not require an exception.

- a. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the exception to section 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows on primary facades, finding that the exception criteria have/have not been met (Items 1a, 1b, 1c, 1d, 1e,1f, 1h, 1i, 1j, and 1l).
- b. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the exception to section 14-5-2(D)(3)(a) for raising the roof on a significant structure, finding that the exception criteria have/have not been met (items 2 and 3).
- c. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the exception to section 14-5-2(D)(2)(c) to place an addition on a primary façade, finding that the exception criteria have/have not been met (item 4; if this addition is approved item 1e for the windows in the addition may also be approved).
- d. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the exception to section 14-5-2(D)(3)(b) installing a chimney on a significant structure, finding that the exception criteria have/have not been met (item 5).
- e. In case 2025-011230-HDRB, for 527 Agua Fria Street, approve/deny the elements of the project that do not require an exception (items 1g, 1k, and 6-10 of the request).

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





Figure 2: Street View of Residence

### **Site Description:**

The 3,017 sq. ft. multi-family residence at 527 Agua Fria units 1, 2, and 3 sits on a 0.418-acre lot and is listed as significant to the Westside-Guadalupe Historic District. The upgrade to significant is believed to be part of the 1997 status reviews that went to City Council for approval, though no documentation is on file to confirm this. The residence has been listed on the national register since 1997 and as a contributing resource to the Guadalupe Neighborhood in the National Register of Historic Places nomination of the district in 1999. The accessory dwelling unit at the rear of the lot is listed as non-contributing, but is not subject to this case.

The 1912 residence is constructed in a Mediterranean-style architecture with thick, stucco-plastered walls, red-tiled roofs, and ornate archways, with large, symmetrical facades designed for warmth and indoor-outdoor living. The roof was changed to the existing tile roof in 1920-1925. The roof is a red metal tile roof with gables of various heights, gable horns, and exposed rafters. The roof heights vary, with the lowest at 7'-10" and the highest at just under 20'-0". The walls are concrete and stucco in light tan, most windows are 8-lite wood casements in pairs and trios, and a few picture windows. The doors are wood, with the front south door being curved to match the curve in the portal. The south portal has a gable roof with a round arched opening. The southeast corner portal has a shed roof and stucco piers. The yard wall along the street is low stucco with a wood pedestrian gate, and the rear fencing is a 6'-0" high plank wood fence.

The structure has had few alterations since its construction in 1912. The roof was changed in 1920-1925. The diamond vents had glass installed behind them at an unknown time. The previous garage was connected to the main structure with an addition, which is understood to be the 1984 northeast addition under case H-84-343, though the file is no longer available for verification. The roof was approved to be replaced in 2024.

The residence is currently a three-unit structure that is being converted to a main residence with a guest house. It currently has an interior-only construction permit for the conversion work that is in progress. The addressing from multi-family to single-family will be changed after the conversion is complete.

## **PREVIOUS CASE SUMMARIES:**

### **ARC:**

No Archaeological clearance has been issued for this property.

### **HDRB:**

In case H-84-343, the residence was approved for the construction of an addition on the northeast side of the structure. There are no documents on file in the Historic Preservation Division.

### **ADMINISTRATIVE:**

In case 2024-009160-ADMIN, the residence was approved for a reroof.

## **APPLICANT'S REQUEST:**

The applicant proposes to:

- 1) Replace windows and doors with divided lite windows as follows. An exception is requested to section 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows on primary facades:
  - a. Window replacement in the same size opening at F, G, H, I, J, L, M, O, P, R, S, T, and V. Windows F, G, H, I, and J are historic and restorable. Window O is historic; however, unrestorable. Windows L, M, P, R, S, T, and V are non-historic.
  - b. Window replacement with a new size at window E, which is a non-historic window.
  - c. Window Q will be infilled as part of the structural changes on the north elevation. This window is non-historic.
  - d. Window N will be converted to a door. Window N is historic, however, not part of the original house.
  - e. Two new windows where there are currently no openings will be in the addition, and on the north elevation wall.
  - f. A new door opening at the accessory dwelling unit.
  - g. Doors 1 and 3 are to be replaced with windows; both are non-historic.
  - h. Door 2 is to be replaced without a size change, but the shape will be changed to rectangular with no arc, and the swing will be reversed.
  - i. Door 4 will be increased in size. According to the window assessment, it is historic, however, not of the original house. The current unit has cut stiles and rails. The unit is lacking in structural integrity.
  - j. Doors 5 and 6, removed with reconstruction of space and addition, both are non-historic
  - k. Door 7 will be decreased in size to convert from a vehicle door to a pedestrian door. This door is currently missing.
  - l. The east and south gable diamond vents are to be replaced with metal louvered vents for attic exhaust, painted white to match the fascia. The east and south gable vents should open for venting; however, they have glass on the inside and do not vent to facilitate attic airflow.

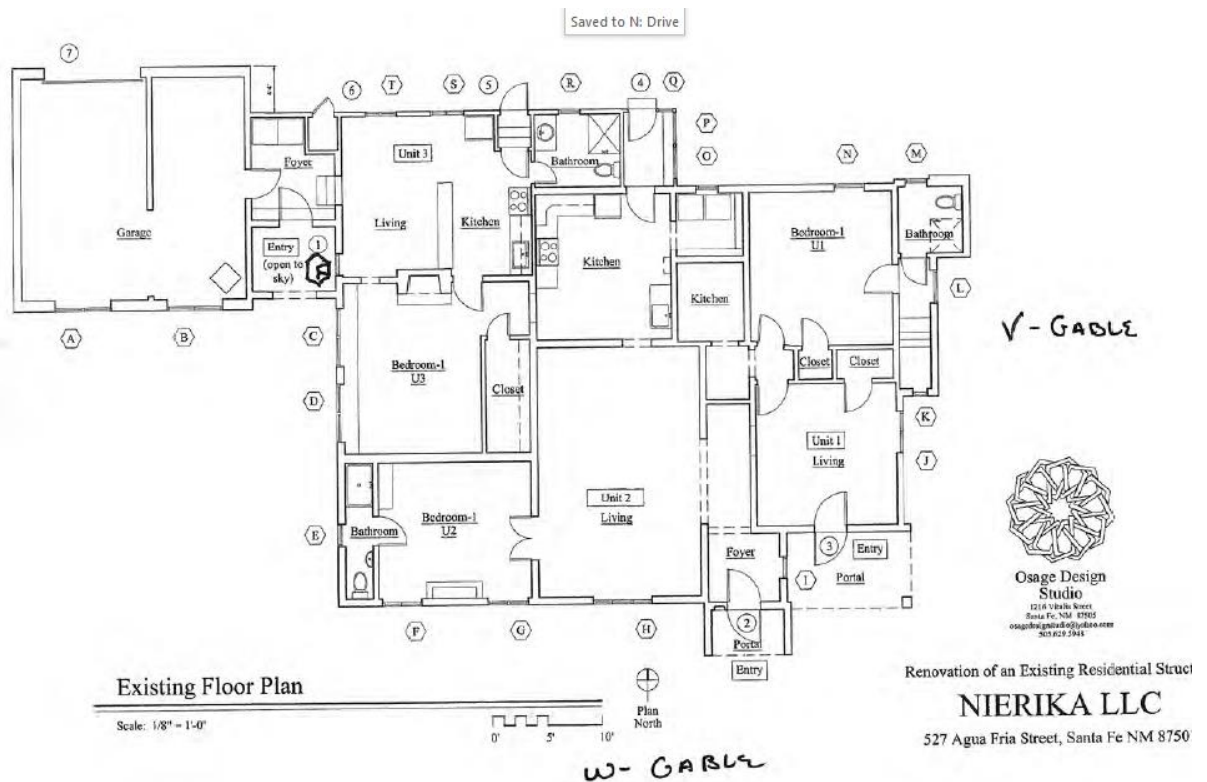


Figure 3: Window Schedule

- 2) Raising the roof of the lower section of the east elevation, currently at 8'-6", to a height of 11'-0" and reroofing to match the existing. The slope of the roof will be lessened to minimize the overall height change and install a canale for drainage. An exception is requested to section 14-5-2(D)(3)(a) for raising the roof on a significant structure.

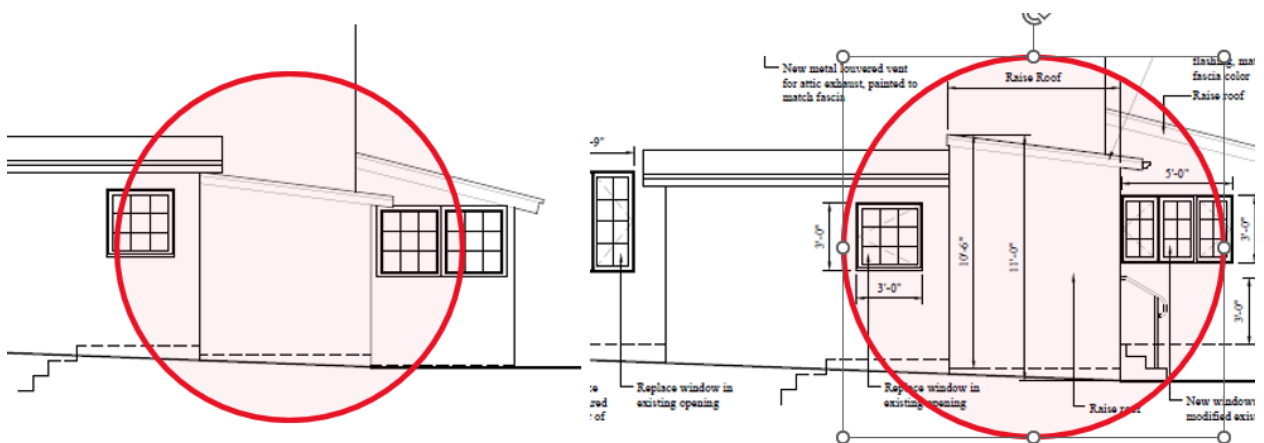


Figure 4: Area of Roof to be Raised on East Elevation

- 3) Raise the roof of the lower section of the north elevation, currently at 7'-10", to a height of 9'-8" and reroof to match the existing. The slope of the roof will be lessened to minimize the overall height change. An exception is requested to section 14-5-2(D)(3)(a) for raising the roof on a significant structure.



Figure 5: Area of Roof to be Raised on North Elevation

- 4) Construct a 36. sq. ft. addition to a height of 11'-2", where the maximum allowable height is 17'-8" on the north elevation. The addition will not be publicly visible but is on a primary façade. An exception is requested to section 14-5-2(D)(2)(c) to place an addition on a primary façade. The addition will have a pre-finished metal gutter, downspout, and rain barrel.

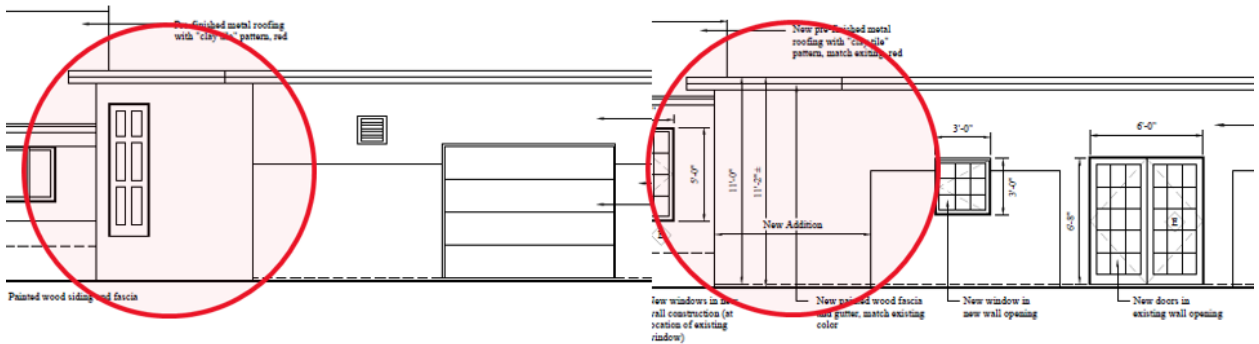


Figure 6: Area of Addition on North Elevation

- 5) Replace a chimney to meet current fire code and remove the metal flue for the wood stove that is currently on the northwest roof area. An exception is requested to section 14-5-2(D)(5)(b) for replacing a chimney on a significant structure.

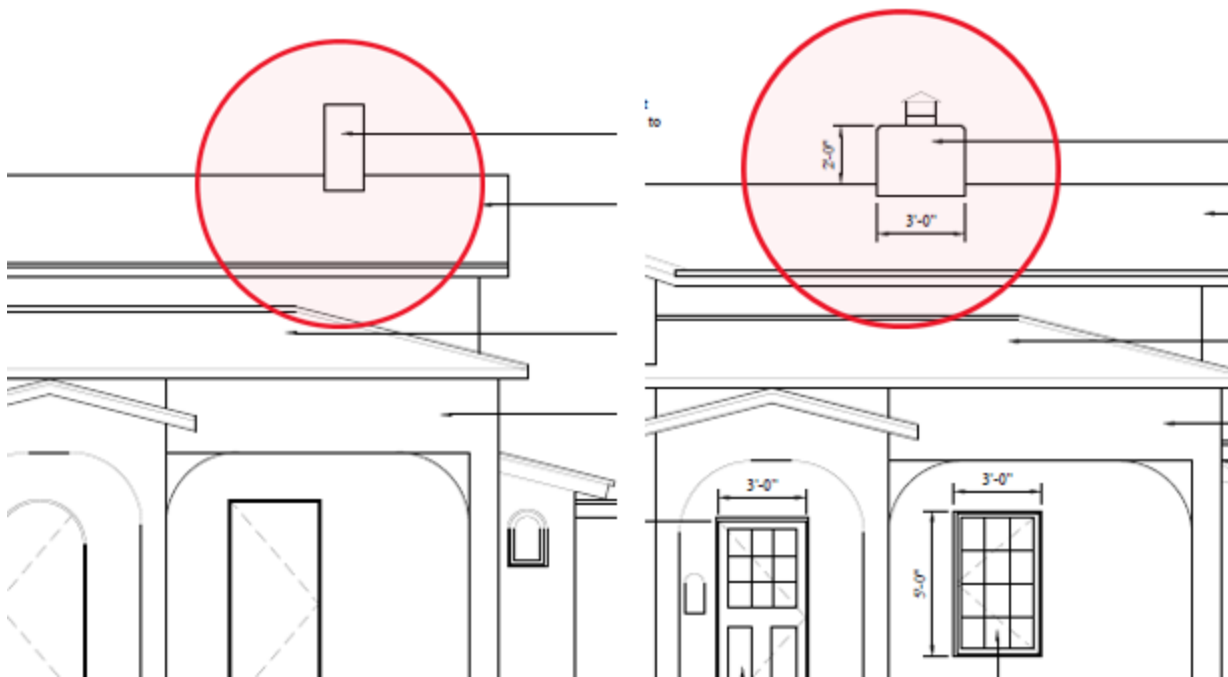


Figure 7: Area of Chimney on North Elevation

- 6) Construct a 6'-0" high coyote fence with 6'-0" pedestrian gates on the north of the residence.
- 7) Repair and stucco the unstated front yard wall and replace the pedestrian gate with a new wood gate with solid wood rails and a flat wood panel, painted to match the existing fascia. The stucco shall be cementitious and will match the existing color. The existing color will need to be tested for confirmation of color.
- 8) Install a flagstone path from the front gate to the front door and replace the flagstone on the floor of the portal.
- 9) Install exterior steps with handrails at the exterior doors on the north elevation.
- 10) Stucco the residence in cementitious stucco to match the existing color. The existing color will need to be tested for confirmation of color, and the fascia will be painted white.

### **EXCEPTION CRITERIA AND RESPONSES:**

**Exception to section 14-5-2(D)(5)(a)(i)(ii)(iii);** The applicant requests an exception to replace historic windows on primary facades.

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

**Applicant Response:** The structure has been designated "significant" and all facades are considered "primary". However, in the opinion of the Applicant, changes to the street-facing public façade should take precedence. On the street-facing façade, the changes involve window & door replacement in existing openings. No size changes are requested. No new openings or

infilled openings are requested. Thus, the character of the district will be maintained. The most extensive work is proposed for the rear. This work will be hidden from public view. Hence, the character of the district will be maintained.

Staff Response: Staff finds that this criterion is not met. Size changes are being requested by requesting the infill of a window and changing windows to doors, and so forth. Alterations of the sizes of the windows in mass on the primary north façade, publicly visible or not, damage the status of the building and therefore the district.

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

Applicant Response: The exception request includes replacement of existing windows, replacement of doors, removal of iron grilles, replacement of the diamond gable vents, and new doors & windows in new openings on the north façade. As noted in the window assessment report, only a few of the windows are historic to the structure. The current window types vary. Many are single-pane, non-insulated units or older insulated units that do not meet the current energy code. Replacement would allow for code compliance, increasing the comfort of the inhabitants. None of the doors is historic. Replacement will allow for units that function well and have a design congruent with the overall appearance of the remodeled structure. The existing iron grilles are not historic and inhibit maintenance access to the windows. The fixed glazed diamond gable vents are non-functioning. Code requires that attics be vented, which new louvered metal vents, painted to match the fascia, will allow. As noted in the exception request below, the rear “lean-to” addition does not meet code regarding ceiling height. Replacing windows and doors in existing and new openings, as well as raising the roof, allows for the spaces to be more efficiently utilized and provide code-required life safety egress.

Staff Response: Staff finds that this criterion is not met. Window replacement for the non-historic windows, L, M, P, R, S, T, and V, which are non-historic, and the irreparable historic window O can be considered in part because these windows are non-historic, irreparable, and will be replaced in the same size openings.

Window replacement for the historic windows F, G, H, I, J, L, M, O, P, R, S, T, and V, which can be repaired; repair is not under consideration in this application. According to the window assessment rating, these historic windows are in satisfactory condition and, therefore, are repairable. There is no hardship in retaining these windows.

Changing the size and number of openings to the significant structure changes its significance and style from a historic Mediterranean style to a more contemporary style. This is contrary to the code.

Replacing the diamond vents changes the style of the home. Diamond-shaped gable vents for the side of a house were popular in the Victorian era and in Mediterranean-style buildings. They offer decorative appeal and attic ventilation, blending both aesthetic and functional purposes, particularly in architectural features. Metal louvered vents will not match the style of the residence.

Replacement of the non-historic doors can be considered. However, the front door that arcs at the top to match the portal is unique and a part of the character of the building. The door shape should be retained.

The green code does not apply to contributing, significant, or landmark properties. Therefore, the windows do not need to come into compliance with the green code.

The Green Code Reads:

**“R501.6 Historic buildings.** Provisions of this code relating to the construction, repair, alteration, restoration and move-ment of structures, and change of occupancy shall not be mandatory for historic buildings provided that a report has been submitted to the code official and signed by the owner, a registered design professional, or a representative of the State Historic Preservation Office or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade or destroy the historic form, fabric or function of the building.”

There is no hardship in retaining the windows F, G, H, I, J, L, M, O, P, R, S, T, and V or the diamond attic vents.

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

Applicant Response: The unique character of the City will be maintained as the proposed window & door replacement will provide a fresh, consistent, harmonious appearance. While it is common for individual structures to have different window and door sizes, configurations, finishes, etc., it is not pleasing for these structures to have units in varying degrees of maintenance.

Staff Response: Staff finds that this criterion is not met. Replacement of all windows, including those that are repairable, along with the alterations of the sizes of the windows on the primary façades, publicly visible or not, damages the status of the building and therefore the district and the city.

### **EXCEPTION CRITERIA AND RESPONSES:**

**Exception to section 14-5-2(D)(3)(a):** The applicant requests an exception to raise the height of the roof on a significant structure.

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

Applicant Response: The character of the structure and the district would not be compromised as the proposed change is raising the roof without changing the structure’s footprint or the roof design.

Staff Response: Staff finds that this criterion is not met. Part of the significance of the residence is its various heights. To alter this significant structure may damage the character of the district.

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

Applicant Response: The current headroom in these spaces (both at the northeast corner and along the rear) is approximately 6'-0". The minimum ceiling heights per the current building code are 7'-0" with 6'-8" in bathrooms and laundry rooms. Thus, the current northeast room and space along the rear are non-compliant. Raising the ceiling and roof heights of these spaces allows for the spaces to be comfortably occupied and code-compliant. In addition, interior removal of finishes (during the permitted interior demolition) has shown that the existing framing is substandard and has extensive mold damage. The contractor is recommending reframing this area regardless of whether or not the height increase request is granted. Denial of this exception request would limit the usability of these spaces, denying the Owner of full benefit of use of the residence.

Staff Response: Staff finds that this criterion is not met. The ceiling heights do meet the code requirement for sloped roofs. The code for sloped roofs is an exception to the portion of the code offered. Section R305 of the 2021 International Residential Code reads:

***"R305.1 Minimum height. Habitable space, hallways, and portions of basements containing these spaces shall have a ceiling height of not less than 7 feet (2134 mm). Bathrooms, toilet rooms, and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm)***

***Exceptions:***

- 1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 5 feet (1524 mm), and not less than 50 percent of the required floor area shall have a ceiling height of not less than 7 feet (2134 mm)."*

Additionally, the residence was constructed in 1912 and has been habitable for the past 114 years. The raised roof may provide additional comfort, but is not necessary by code or habitability.

(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: Raising the ceiling and roof heights of this space would maintain the existing overall appearance of the structure, retaining the character of the City.

Staff Response: Staff finds that this criterion is not met. Raising the roof of the unique structure will alter the significance of varying roof heights and therefore weaken the character of the city.

## **EXCEPTION CRITERIA AND RESPONSES:**

**Exception to section 14-5-2(D)(2)(c):** The applicant requests an exception to construct an addition on a primary façade.

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

Applicant Response: The character of the structure and district would not be compromised as the proposed change would be architecturally integrated with the overall appearance of the structure, with matching scale and finishes.

Staff Response: Staff finds that this criterion is not met. The addition as designed is not distinguishable from the original structure, giving a false sense of history which is contrary to the code section 14-5.2(D)(2)(a) which reads: “*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.*”

Furthermore, the addition meets the height of the connecting section of roof where the code specifically states that additions shall be differentiated by a minimum of 6”; Section 14-5.2(D)(2)(e)(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) *Are required to prevent a hardship to the applicant or an injury to the public welfare*

Applicant Response: The Applicant intends to convert the existing use as a residential tri-plex to a duplex. The proposed addition allows for the second dwelling unit (accessory dwelling unit) to fully utilize the available floor area while maintaining a more logical separation between the units. This unit separation would occur between the historic residential structure and the garage addition. Per the current building code, a fire separation must be maintained between the units. The “straight line” separation between the units will make this construction simpler, ensuring higher integrity construction methods. If the exception request were denied, the interior remodel would have to be redesigned with a portion of the second unit encroaching on the original structure. This would increase the construction difficulty and possibly compromise the code required separation.

Staff Response: Staff finds that this criterion is not met. This residence was constructed as a single-family home, not designed to have an adjoined guest house, but a garage unit. The home was constructed in 1912 and was not constructed to meet today’s fire code. Fire code requirements on the historic structure should be confirmed with the Fire Marshal.

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

Applicant Response: The proposed addition would maintain the existing overall appearance of the structure, retaining the character of the City.

Staff Response: Staff finds that this criterion is not met. Under the previous criterion for hardship, the applicant states that they could consider another design option, but have chosen not to because they prefer this option for the “logical separation between the units”. This structure was designed as a single-family residence, not intended to have an adjoined guest house. If another design can be considered in order to avoid adding to a significant structure and impacting the status, district, and city with an alteration, then it should be considered.

## **EXCEPTION CRITERIA AND RESPONSES:**

**Exception to section 14-5-2(D)(3)(b):** The applicant requests an exception to place a publicly visible rooftop appurtenance; specifically, a chimney, on a significant structure.

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

Applicant Response: The proposed chimney will be placed in approximately the same location as the existing one. While slightly larger than the original chimney, it will continue to contribute to the character of the district.

Staff Response: Staff finds that this criterion is met. The existing chimney is not currently connected to an interior fireplace. To install a fireplace and use the chimney, the fireplace will be required to meet current code. Retaining a chimney that is close in appearance, if not in size, will not damage the character of the district.

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

Applicant Response: The existing chimney is old, has questionable fire-resistive integrity, and does not meet current building codes. By installing a new fireplace with its chimney, a fire can be safely enjoyed by the inhabitants. Otherwise, the fireplace would have to be abandoned.

Staff Response: Staff finds that this criterion is met. When installing a new fireplace, the chimney must come into compliance with the current building code. Per International Building Code section 2113.10 “**Wall Thickness.** *Masonry chimney walls shall be constructed of concrete, solid masonry units, or hollow masonry units grouted solid with no less than 4 inches nominal thickness.*” The historic chimney on the residence does not meet this code requirement and will need to be replaced for the residence to house a fireplace.

(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: Chimneys are a quintessential feature in Santa Fe homes, as historically homes were heated with wood fires. The proposed chimney replacement would continue to contribute to the unique character of the City while providing code-compliant safety.

Staff Response: Staff finds that this criterion is met. The chimney is an existing feature that will be retained even if replaced for current code compliance, and ensures the continued use of the residence.

**RELEVANT CODE CITATIONS:**

**14-5.2 HISTORIC DISTRICTS**

**(A) General Provisions**

(1) General Purpose

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

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

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

(a) Status Designation

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

(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).

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

- (A) for its association with events or persons that are important on a local, regional, national, or global level; or
- (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

#### 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* rooftop 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 Step backs

The height, pitch, *scale*, and massing of any *structure* in a 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*, *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 sixteen (16) feet. *Yard walls* 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. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* 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 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* step-backs 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 Step backs

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*, *yard wall*, fence, or proposed step back 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.

(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)