

WALL AND FENCE GUIDELINES SANTA FE HISTORIC DISTRICTS

[ADOPTED 24 AUGUST 1999]

Purpose and intent: These guidelines are offered to promote continuity and harmony of design elements that comprise streetscape in the Santa Fe Historic Districts, including, but not limited to walls, fences, open space and landscaping and their connectivity to the primary structures(s) on the property and the physical character of the street or public façade of the property. These guidelines are consistent with the purpose and intent, and standards in the Historic Districts Ordinance [Section 14-70 SFCC 1987].

SCALE:

Walls should not extend for more than 50 feet in a single, horizontal plane without a plane change of at least one foot.

Wall heights should modulate a minimum of 8 inches, or one block course, at least every 25'.

Walls should include openings such as gates, windows and nichos at appropriate intervals.

Walls and fences in excess of 4 feet in height and having street frontage or visibility shall be brought to the HDRB for review and approval prior to submission for building permit review. Where there is a conflict between this guideline and the allowable height as calculated under Section 14-70.20 SFCC 1987, the latter shall prevail. [This supersedes the HDRB's 8/13/96 policy requiring the same for walls or fences in excess of 3 feet in height. It encourages the construction of lower privacy walls that still allow the structure on the site to make a contribution to the streetscape, and provide for a view shed into the property. This is recommended in response to the proliferation of inappropriately high yard walls that have been and are being constructed throughout the city's historic districts, causing an impact on the historic and visual character of the historic districts.]

Wall heights should be carefully regulated by the HDRB standards as calculable for the particular streetscapes [Section 14-70.20 SFCC 1987]; and should be restricted so as not to increase the allowable height for the streetscape by more than 20%.

Solid fences should be stepped back and modulated the same as walls.

Fences with fenestration, such as coyote fences, may continue in an unrestricted horizontal distance at the same height and in the same horizontal plane.

SETBACK:

Unfenestrated walls and fences (e.g. cedar stake, ponderosa slat) should setback from the front property line an average of 1 foot for every 10 feet of horizontal length of the wall. This could be accomplished in a single plane or with step backs as outlined above.

Open fences (e.g. wire and post, picket) or fenestrated fences (e.g. coyote) may be constructed without setback at the front property line, unless otherwise regulated by the underlying zoning.

Walls with openings comprising 20% of the surface area of a single plane may be constructed at the property line, unless restricted by the underlying zoning.

Side or rear walls or fences may be constructed at the property line as per that allowed by the underlying zoning.

Walls or fences within existing compounds should be restricted to privacy barriers to enclose courtyards, parking and private areas; and should be connected to and not extend more than 25 feet from the main structure. However, walls or fences should not be connected to significant structures. Desired connections may be made to significant structures by way of other means [e.g. Landscaping]. These treatments will help maintain traditional compound common elements, such as open space and the ability to communicate with neighbors, and therefore assist in the preservation of the character of existing compounds.

MATERIAL, TEXTURE AND COLOR:

Walls should be predominantly of the same material, texture and color as the main structure(s) to be located on the property, or may be of material indigenous or traditional for the area such as river rock, limestone, flagstone or slate.

Fences should be of the material, texture and color of fences typical of the existing streetscape or design vernacular if applicable to a particular H-District or streetscape.

GATES:

Vehicular gates should be permitted only at entrances to private driveways or compounds and set back in accordance with the underlying zoning.

Vehicular gating of subdivisions or other large-scale developments is strongly discouraged, and may be prohibited [See City of Santa Fe 1999 General Plan].

Gates should be designed to complement the wall or fence treatment containing them with respect to scale, height, material, texture and color. Fenestrated gates should be encouraged as opposed to solid gates.

LANDSCAPING (Suggested Options)


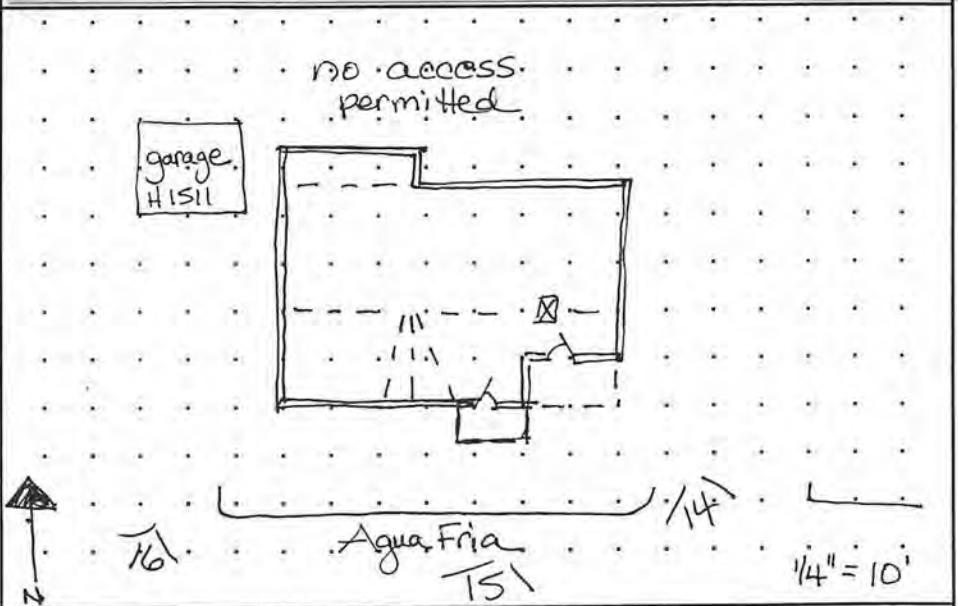
Walls and fences in excess of 50' in length should install landscaping along the exterior façade within the suggested setback or step back.

Landscaping on top of or over a wall is encouraged to provide for additional screening if desired from the interior of the property.

Terracing of walls is encouraged and should be landscaped.

The use of native, drought resistant plant material is encouraged in all wall, fence or terrace landscaping.

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1997

IDENTIFICATION	ADDRESS: <u>527 Agua Fria</u>	OLD ID NUMBER: 0516 13581		
	UTM REFERENCE EASTING NORTHING	LEGAL DESCRIPTION: TNSP 17 (N) S RANGE 9 (E) W SEC 24 SW 1/4 NW 1/4	SANTA FE ID NUMBER: H1510	
BUILDING DATA	FIELD MAP Santa Fe Historic Status Map 1996	PHOTO	BUILDING NAME:	
	DATE OF CONSTRUCTION: SOURCE(S) by <u>1928</u> ESTIMATE <u>city directory</u> by <u>1930</u> ACTUAL <u>Sanborn map</u> ESTIMATE <u>A C Koch @</u>		ARCHITECTURAL STYLE: <u>Mediterranean</u>	
BUILDING DATA	USE: HISTORIC: <u>residential</u> OTHER _____ PRESENT: <u>residential</u> OTHER <u>apartments</u>	SITE PLAN	PHOTO	
	SURROUNDINGS: <u>residential/commercial</u>		SIGNIFICANCE	LISTED ON NATIONAL REGISTER OF HISTORIC PLACES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE <input checked="" type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING
	RELATIONSHIP TO HISTORIC SURROUNDINGS: <input checked="" type="checkbox"/> SIMILAR <input type="checkbox"/> NOT SIMILAR			LISTED ON STATE REGISTER OF CULTURAL PROPERTIES? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> ELIGIBLE
	ASSOCIATED BUILDINGS ON SITE: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO WHAT TYPE? <u>garage</u> IF INVENTORIED, LIST ID NUMBER(S) <u>H1511</u>			LOCAL DESIGNATION: <u>Downtown-Eastside</u> HISTORIC DISTRICT <input checked="" type="checkbox"/> SIGNIFICANT <input type="checkbox"/> CONTRIBUTING <input type="checkbox"/> NON-CONTRIBUTING
DEGREE OF REMODELING: <input checked="" type="checkbox"/> MINOR <input type="checkbox"/> MODERATE <input type="checkbox"/> MAJOR <u>none evident</u> EXPLAIN:	LOCAL LANDMARK <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
OVERALL CONDITION: <input type="checkbox"/> EXCELLENT <input checked="" type="checkbox"/> GOOD <input type="checkbox"/> FAIR <input type="checkbox"/> DETERIORATED BUILDING THREATENED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	 <p># 15 south</p>  <p>no access permitted</p> <p>garage H1511</p> <p>1/4" = 10'</p>			

SURVEYED 8/97 BY DB

NEGATIVES WITH NMHPD ROLL # DB9 NEG # 14 TO 16

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION	ROOFS & DRAINS	red (metal) tile roof with gables of various heights, gable horns, exposed rafters	
	BUILDING WALLS	tan stucco/concrete	
	FOUNDATIONS	not visible	APPROX. HEIGHT (FT.) 20
	DOORS	wood french	
	WINDOWS	8 light wood casements in pairs and trios; picture windows	
	PORCHES OR PORTALES	SE corner - shed roof, stucco piers S - gable roof, round arched opening	
	ARCHITECTURAL DETAILS		
	FENCES/WALLS	low stucco wall, S; wd plank fence SE	
	SITE FEATURES		
	OTHER/ COMMENTS	Garage - flat roof, one overhead door, one filled w/ window, wd wall. Connected to house by arched stucco gateway.	



527 Aqua Fria 1908 Sanborn

APRIL 1908
SANTA FE
NEW MEX.

10

GUADALUPE R.C. CHURCH

MISSION SCHOOL
177 WATER
100' x 267'

AQUA FRIA

DUDROW

AQUA FRIA

CO GUADALUPE

C. W. DUDROW
WOOD YARD & WOOD SAWING

L. A. HUGHES, LUMBER YARD

C. W. DUDROW, LUMBER YARD

CRATWRIGHT-DAVIS CO.
WARE HO.

CONTINENTAL OIL CO.
OIL WARE HO.

LEMP BREWING CO.





1930 Sanborn 527 Agua Fria

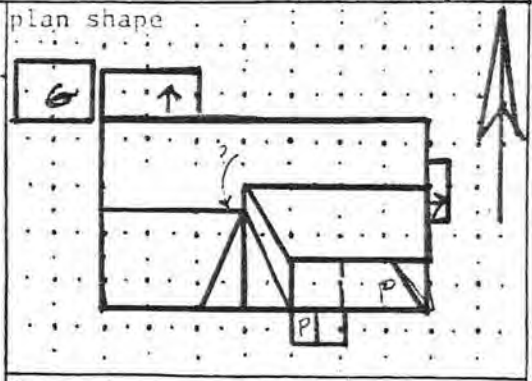
GUADALUPE 3

building threatened? yes	surveyed date <u>6/85</u> by <u>HMW</u>	county <u>SANTA FE</u>	ID no. <u>051613581</u>
field map <u>SFHD # 7</u>	number <u>581</u>	UTM reference easting zone <u>12 13</u> northing	

location description <u>527 AGUA FRIA</u>	city/town <u>SANTA FE</u>
	land grant/reservation

building name	legal description tnsp <u>N S</u> range <u>E W</u> sec <u>12 13</u>
---------------	--

film roll by <u>SL no. SFHD # 20</u>	negative nos. <u>35</u>	loc. of neg. <u>HPB</u>	plan shape
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date of construction <u>PRE 1912</u> ⁺ estimate _____ actual
source

use present <u>residential</u>
other _____
historic <u>residential</u>
other _____

condition <input checked="" type="checkbox"/> excellent <input type="checkbox"/> good <input type="checkbox"/> fair <input type="checkbox"/> deteriorating
--

degree of remodeling <input type="checkbox"/> minor <input checked="" type="checkbox"/> moderate <input type="checkbox"/> major
describe:

<u>REAR ADDS, PORCH CHANGED.</u>
surroundings <u>NES.</u>

relationship to surroundings <input checked="" type="checkbox"/> similar <input type="checkbox"/> not similar
--

district potential <input type="checkbox"/> yes <input type="checkbox"/> no
--

significance <input type="checkbox"/> eligible <input checked="" type="checkbox"/> of <input type="checkbox"/> none
if eligible, interest why? <u>CONFLIA.</u>

associated buildings? <input type="checkbox"/> yes what type? <u>STUCCO 2 CAR GARAGE.</u>

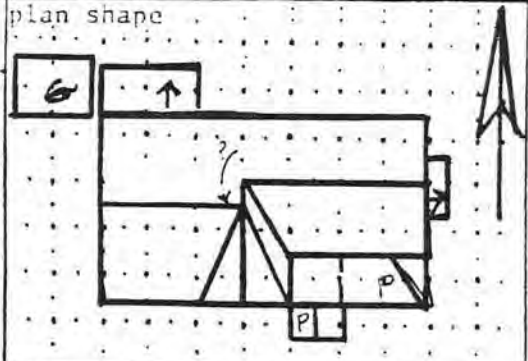
if inventoried, list ID nos.

see back? <input type="checkbox"/> yes
--

style <u>MED. REV.</u>	foundation material <u>CONC.</u>
	wall material/surface <u>ADOBES/ STUCCO</u>

architectural features <u>MFL MISSION TILE ROOF/ STABLE HORNLS, EXP'D W/TER ENDS, DIAMOND VENTS CORNER PORCH W/ STUCCO'D PIERS, SEMI CURV. SOLAR DOOR. IN SMALLER FRONT PORCH ENTRY. 8 LIGHT WD. CASM'TS., TAND. TRAPS. 2 LARGE PIC WINDOWS ON W. N.V. SILES ADDS @ REAR.</u>
comments <u>A.C. KOCH BOUGHT THIS IN 1912 FROM C.W. DUDLOW ESTATE. HE ADDED TILE RF IN 1920-25. HOUSE HAS CROWN @ REAR - N.V. IT IS MED REV. FOR ITS RF, BUT OBVIOUSLY EARLIER CORE. (KOCH'S DAUGHTER LIVES IN BACK @ 229 POLARO).</u>

building threatened? yes	surveyed date 6/85 by HMW	county SANTA FE	ID no. 051613581
field map SFHD # 7	number 581	UTM reference zone 12 13	existing northing
location description		city/town	
527 AGUA FRIA		SANTA FE	
		land grant/reservation	
building name		legal description	
		tnsp N S range E W sec	
film roll by SL no. SFHD # 20	negative nos. 35	loc. of neg. HPB	plan shape



date of construction
PRE 1912 + estimate _____ actual _____
source _____

use
present residential
other _____
historic residential
other _____

condition
 excellent good
 fair deteriorating

degree of remodeling
 minor moderate major
describe: REAR ADDS, PORCH CHANGED.

surroundings
RES.

relationship to surroundings
 similar not similar

district potential
 yes no

significance
 eligible of none

if eligible, interest why? CONFLIX

associated buildings? yes
what type? STUCCO 2 CAR GARAGE

if inventoried, list ID nos.

see back? yes

style	foundation material
MED. REV.	CONC.
	wall material/surface
	ADOBRE / STUCCO

architectural features
MIL MISSION TIME REN/ STABLE HORNS, EXT'D RAFTER ENDS,
DIAMOND JOINTS
CORNER PORCH W/ STUCCO & PIERS, SEMI CIRC. SOLAR
DOOR. IN SMALLER FRONT PORCH ENTRY.
SLIGHT WID CASIMTS., TAND, TRAPS.
2 LARGE PIC WINDS ON W.
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CORE.
(KOCH'S DAUGHTER LIVES IN 3RD @ 22A POLARO)

527 ABUA FRIA

THE ATTACHED SURVEY FORM REFLECTS HISTORIC BUILDING SURVEY WORK THAT WAS COMPLETED DURING APRIL - SEPTEMBER OF 1997. RESULTS OF THE SURVEY AS REFLECTED ON THE ATTACHED HAS NOT BEEN ADOPTED BY THE CITY COUNCIL. IT SHOULD BE CONSIDERED PRELIMINARY FOR PURPOSES OF PLANNING. THIS IS TRUE AS OF 9/97.

PLEASE SEE HEATHER OR MARY FOR MORE INFORMATION OR CLARIFICATION.



527 Agua Fria

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	Site Address:
Date Submitted: 8/6/2025	527 Agua Fria
Property Owner of Record: NEIRIKA LLC	Proposed Construction Description:
Applicant/Agent Name: Osage Design Studio / Richard Woodbury	REMODEL
Contact Person Phone Number: 605)629-5948	TOTAL ROOF AREA: 3,053
Zoning District: R-21	Lot Coverage : 23.6 %
Overlay: <input type="checkbox"/> Escarpment n/a	<input type="checkbox"/> Open Space Required: No
<input type="checkbox"/> Flood Zone*	Setbacks:
<input type="checkbox"/> Other: _____	Proposed Front: 13.3' Minimum: 7'
Submittals Reviewed with PZR:	2 nd Front? n/a
<input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans	Proposed Rear: 128' Minimum: 15'
<input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations	Proposed Sides: L 0.7' R 0.8' Minimum: 5'
Supplemental Zoning Submittals Required for Building Permit:	Height: Proposed 18'-8" Existing _____
<input type="checkbox"/> Zero Lot Line Affidavit	Maximum Height: _____ or
Access and Visibility: <input type="checkbox"/> Arterial or Collector**	<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance
<input type="checkbox"/> Visibility Triangle Required	<input type="checkbox"/> Regulated by Escarpment District
Use of Structure: <input type="checkbox"/> Residential	Parking Spaces:
<input type="checkbox"/> Commercial Type of Use: _____	Proposed 3 Accessible n/a
Terrain: <input type="checkbox"/> 30% slopes n/a	Minimum: 3
	Bicycle Parking**:
	Proposed: n/a Minimum: _____
	** Commercial Requirement

* Requires an additional review conducted by Technical Review Division.

** Requires an additional review conducted by the Traffic Engineering Division.

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

Richard Woodbury

[OWNER APPLICANT AGENT]

PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

Richard Woodbury (electronic signature)

8/6/2025

SIGNATURE

DATE

To Be Completed By City Staff:	2025-011022 - PAR
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Flood Plain Approval by _____ Date: ___/___/___	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: ___/___/___	
Notes: _____	
Zoning Approval:	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: legal lot of record provided. Significant structure in setbacks pre-existing.	
REVIEWER: <u>Richard Hammon</u>	DATE: 08/15/2025
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.	

CHAPTER 5 [RE]

EXISTING BUILDINGS

User note:

About this chapter: Many buildings are renovated or altered in numerous ways that could affect the energy use of the building as a whole. Chapter 5 requires the application of certain parts of Chapter 4 in order to maintain, if not improve, the conservation of energy by the renovated or altered building.

SECTION R501 GENERAL

R501.1 Scope. The provisions of this chapter shall control the *alteration, repair, addition* and change of occupancy of existing *buildings* and structures.

R501.1.1 General. Except as specified in this chapter, this code shall not be used to require the removal, *alteration* or abandonment of, nor prevent the continued use and maintenance of, an existing *building* or *building* system lawfully in existence at the time of adoption of this code. Unaltered portions of the existing *building* or *building* supply system shall not be required to comply with this code.

R501.2 Compliance. *Additions, alterations, repairs* or changes of occupancy to, or relocation of, an existing *building, building* system or portion thereof shall comply with Section R502, R503, R504 or R505, respectively, in this code. Changes where unconditioned space is changed to *conditioned space* shall comply with Section R502.

R501.3 Maintenance. *Buildings* and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices and systems that are required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of *buildings* and structures. The requirements of this chapter shall not provide the basis for removal or abrogation of energy conservation, fire protection and safety systems and devices in existing structures.

R501.4 Compliance. *Alterations, repairs, additions* and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for *alterations, repairs, additions* and changes of occupancy or relocation, respectively, in this code and the *International Residential Code, International Building Code, International Existing Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Property Maintenance Code, International Private Sewage Disposal Code* and NFPA 70.

R501.5 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for *repairs*, provided that hazards to life, health or property are not created. Hazardous materials shall not be used where the code for new construc-

tion would not allow their use in *buildings* of similar occupancy, purpose and location.

R501.6 Historic buildings. Provisions of this code relating to the construction, *repair, alteration, restoration* and movement 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*.

SECTION R502 ADDITIONS

R502.1 General. *Additions* to an existing *building, building* system or portion thereof shall conform to the provisions of this code as those provisions relate to new construction without requiring the unaltered portion of the existing *building* or *building* system to comply with this code. *Additions* shall not create an unsafe or hazardous condition or overload existing *building* systems. An *addition* shall be deemed to comply with this code where the *addition* alone complies, where the existing *building* and *addition* comply with this code as a single building, or where the *building* with the *addition* does not use more energy than the existing *building*. *Additions* shall be in accordance with Section R502.2 or R502.3.

R502.2 Change in space conditioning. Any unconditioned or low-energy space that is altered to become *conditioned space* shall be required to be brought into full compliance with this code.

Exceptions:

1. Where the simulated performance option in Section R405 is used to comply with this section, the annual energy cost of the *proposed design* is permitted to be 110 percent of the annual energy cost otherwise allowed by Section R405.2.
2. Where the Total UA, as determined in Section R402.1.5, of the existing *building* and the *addition*, and any *alterations* that are part of the project, is less than or equal to the Total UA generated for the existing *building*.
3. Where complying in accordance with Section R405 and the annual energy cost or energy use of the *addition* and the existing *building*, and any

R304.3 Height effect on room area. Portions of a room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furred ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for that room.

SECTION R305 CEILING HEIGHT

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).
2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than 6 feet 8 inches (2032 mm) above an area of not less than 30 inches (762 mm) by 30 inches (762 mm) at the showerhead.
3. Beams, girders, ducts or other obstructions in *basements* containing *habitable space* shall be permitted to project to within 6 feet 4 inches (1931 mm) of the finished floor.
4. Beams and girders spaced apart not less than 36 inches (914 mm) in clear finished width shall project not more than 78 inches (1981 mm) from the finished floor.

R305.1.1 Basements. Portions of *basements* that do not contain *habitable space* or hallways shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

Exception: At beams, girders, ducts or other obstructions, the ceiling height shall be not less than 6 feet 4 inches (1931 mm) from the finished floor.

SECTION R306 SANITATION

R306.1 Toilet facilities. Every *dwelling unit* shall be provided with a water closet, lavatory, and a bathtub or shower.

R306.2 Kitchen. Each *dwelling unit* shall be provided with a kitchen area and every kitchen area shall be provided with a sink.

R306.3 Sewage disposal. Plumbing fixtures shall be connected to a sanitary sewer or to an *approved* private sewage disposal system.

R306.4 Water supply to fixtures. Plumbing fixtures shall be connected to an *approved* water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.

SECTION R307 TOILET, BATH AND SHOWER SPACES

R307.1 Space required. Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.

R307.2 Bathtub and shower spaces. Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

SECTION R308 GLAZING

R308.1 Identification. Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, the type of glass and the safety glazing standard with which it complies, and that is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type that once applied cannot be removed without being destroyed. A label shall be permitted in lieu of the manufacturer's designation.

Exceptions:

1. For other than tempered glass, manufacturer's designations are not required provided that the *building official* approves the use of a certificate, affidavit or other evidence confirming compliance with this code.
2. Tempered spandrel glass is permitted to be identified by the manufacturer with a removable paper designation.

R308.1.1 Identification of multiple assemblies. Multi-pane assemblies having individual panes not exceeding 1 square foot (0.09 m²) in exposed area shall have not less than one pane in the assembly identified in accordance with Section R308.1. Other panes in the assembly shall be labeled "CPSC 16 CFR 1201" or "ANSI Z97.1" as appropriate.

R308.2 Louvered windows or jalousies. Regular, float, wired or patterned glass in jalousies and louvered windows shall be not less than nominal $\frac{3}{16}$ inch (5 mm) thick and not more than 48 inches (1219 mm) in length. Exposed glass edges shall be smooth.

R308.2.1 Wired glass prohibited. Wired glass with wire exposed on longitudinal edges shall not be used in jalousies or louvered windows.

Architectural Classification: Style and Type

to be used with the

Historic Cultural Property Inventory (HCPI) Form

November 2013

[Draft Release 1.0]

State of New Mexico

Department of Cultural Affairs

Historic Preservation Division

Mediterranean / Spanish Colonial Revival

1910 - 1950

a.k.a. Spanish Revival (NR Architectural Classification: Late 19th & 20th Century Revivals: Mission/Spanish Colonial Revival; Mediterranean Revival)

Because of its affinity with regional revival styles (California Mission and Spanish-Pueblo Revival), the Mediterranean Style was a popular period style in New Mexico. This style was popularized in 1915 at the Panama-California exposition in San Diego. A chief architect of the style was Bertram Grosvenor Goodhue. He is the author of a book on Spanish Colonial architecture in Mexico. His California building at the Exposition combined motifs from Morelia, Mexico City, Tepotzotlan and San Luis Potosi. By 1925 Spanish architecture became a craze.

Red tile roofs and light colored stuccoed walls are its trademarks and usually there is at least one aperture emphasized by a round-arched opening or picturesque grouping of windows, Often tile is restricted to porches or parapets which front otherwise flat roofs, and in some case; the tile is in fact a pressed metal imitation. Most often a residential styles, the larger examples make frequent use of wood or wrought iron balcony railings and window grilles. Also ornamental decoration of cast stone such as twisted columns or door frames are applied to the faces.

General Character Defining Features:

- Two stories often with square tower or cupola
- Low pitched tile roofs or flat roofs with tiled parapets
- Thick plastered walls of varying textures
- Projected bays
- Simple colonnades
- Picturesque window grouping
- Wood shutters
- Iron grillwork over windows
- Segmental arch window heads
- Doorways flanked by columns or pilasters sometimes also with cast stone ornamentation
- Balconies with wrought iron or wood railings
- Bracketed cornice or eaves

Common Construction Materials:

- Red tile
- Light colored stucco
- Wrought Iron
- Wood ornamentation and brackets
- Cast stone

Reference:

- "American Architecture Since 1780", Marcus Whiffen, 1969 (and 1993)