

City of Santa Fe, New Mexico

memo

DATE: January 27, 2026

TO: Historic Districts Review Board Members

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

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

2026-011769-HDRB, 600 Camino Rancheros, Historic Review Historic District, not stuated, Marc Naktin, agent for Melchijah Spragins Jr., owner, proposes to construct a 1,322 sq. ft. second-floor addition to a height of 24'-0", where the maximum allowable height is 14'-8". An exception is requested to 14-5.2 (D)(9) for exceeding the maximum allowable height.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: [height calculation, neighborhood aerial]

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval to section 14-5.2(D)(9) to exceed the maximum allowable height.

Sample motion:

- a. In case 2025-011769-HDRB, for 600 Camino Rancheros, approve/deny the exception to section 14-5.2 (D)(9) for exceeding the maximum allowable height, finding that the

exception criteria have/have not been met

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 River and Trails 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 Rancheros has a rural character along the vegetation-lined road, though the housing tends to be larger residences that are close in proximity to each other. Part of this may be that the lots are generally sloped with the high point at the street and the houses having a setback of about ten feet, so that the houses are hidden behind coyote fences and yard walls in addition to the vegetation. Most of the residences are Spanish Pueblo Revival-style homes, the details of which are not visible.

There are a total of twenty structures in the streetscape of 600 Camino Rancheros. Only seven of the twenty structures on the streetscape are included in the height calculation. Thirteen of the structures in the streetscape range in height from 16.7 to 22.6 feet and are excluded from the height calculation for either being grandfathered due to construction before the Historic District's height ordinance adoption in 1997 or being approved by the HDRB with an exception for height. Seven of the excluded homes have portions of the residence as a second story.

Site Description:

The lot at 600 Camino Rancheros is 0.65 acres. The 1999 Spanish Pueblo Revival style main residence has a lower height at the front of the structure and taller up to 18.8 feet in the rear to accommodate the slope of the lot. The front of the structure has a portal with columns, a cross beam, vigas, and a low roof. The residence is 4,144 sq. ft. and has five roofed porches and a 703 sq. ft. attached garage. The residence is not historic and is located in the Historic Review Historic District.

The property also has two accessory dwelling units. One on the northeast corner of the lot at 677 sq. ft., and the one at the southwest corner of the lot at 770 sq. ft. There is also a 43 sq. ft. utility shed.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for this property.

HDRB:

There is a reference to a 1985 request for a second-floor addition. The case file is not on file in the Historic Preservation Division to verify details or approval.

ADMINISTRATIVE:

Roof-mounted solar was approved under case 2023-006253-ADMIN.

Alterations to case 2023-006337-ADMIN, including additional stairs, railings, and two windows was approved under case 2023-007378-ADMIN.

An addition to the non-contributing guest house was approved under case 2023-006337-ADMIN.

A colored concrete apron and a paver driveway were approved under case 2019-000902-ADMIN.

Removing the existing roofing, installing cello-glass and a brai torch down roof, sealing canales and penetrations on the roof were approved administratively in 2013.

Construction of a new canale on the south elevation, installing skylights, resloping the roof, constructing a 4'-0" high coyote fence and stucco yard wall along the street, and installing 5-11" vehicle gates with coyote latillas was approved administratively in 2009.

Conversion of the greenhouse into a master bath and deck, replacing the door with a high window and crawl space access, replacing fixed windows in the same dimensions, and in greenhouse number two, replacing the windows with doors and sidelights in the same dimensions was approved in 2006 under administrative approval #218.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1. Construct a 1,322 sq. ft. second-floor addition to a height of 24'-0", where the maximum allowable height is 14'-8". An exception is requested to 14-5.2 (D)(9) for exceeding the maximum allowable height.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2 (D)(9): The applicant requests an exception to construct to a height of 24'0" where the maximum allowable height is 14'8".

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

Applicant Response: We are keeping the house in the Pueblo style. The street already has many more highly visible 2-story homes. The existing home is set back on the property on a hillside behind heavy screening of trees. From a massing standpoint, the second-floor addition is set back on the existing house such that very little of the second floor will be seen rising above the first-floor parapets from the street.

Staff Response: Staff finds that this criterion is met. This residence would be one of the taller residences at over eighteen feet in height. The residence sits on a sloped site, which will minimize the visibility of the second-floor addition, which will not damage the character of

the Historic Review District or this neighborhood, where one-third of the houses have a second story.

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

Applicant Response: No major hardship is the driving factor except for the need to provide in-house future live-in caretaker quarters, as the owners anticipate due to their age. The property is difficult, with no appropriate building site available for a first-floor addition due to the terrain. They also want to preserve the beauty of the natural forest on the site. It is also more about “what is appropriate for many (on the street) should be appropriate for all” on the street. The attached aerial map in the presentation illustrates how many 2-story homes there are, going against the current height restrictions mandated for the street.

Staff Response: Staff finds that this criterion is met. By the addition of a second-story stepped away from the street, the applicant will use a smaller area of the lot and will retain the natural rural character of the area. There will be no injury to the public welfare as the design has considered, through the stepping back of the second-story mass, the least impact on the Camino Rancheros streetscape.

(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: Other expansion opportunities were considered, but none were practical in providing caretaker space in the main house due to the terrain and lack of area to expand into. Once again, we are not proposing anything that doesn't meet the Santa Fe and Pueblo style vernacular. The massing and setbacks of the proposed upstairs addition will only add to the character of the house.

Staff Response: Staff finds that this criterion is met. The applicant is correct that an addition on the first floor of the residence is not desirable due to its impact on the forested land, and that increased lot coverage from 23% to 40% would be difficult given the sloped terrain of the lot. While single-story development would be less of an impact on the character of the City by being within the height limits of the code, the overall streetscape will not be damaged by the proposed second-story addition because it will be set back from Camino Rancheros by 85 feet.

(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: As mentioned earlier, the terrain around the house is what originally dictated the existing floor plan. There are many deep dips and undulations along with site drainage patterns that make adding to the house at grade difficult and impractical, along with destroying some of the original design initiatives of making the living space dramatic with large picture windows facing a beautiful forest that the owners wish to preserve.

Staff Response: Staff finds that this criterion is met. The terrain on the site is uneven, which is standard for the area and not peculiar to the land or the structure. However, the structures of the area tend to be higher in order provide a natural environment to the area. Therefore, it is in keeping with the streetscape to have a second-floor structure.

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

Applicant Response: While the question is somewhat redundant, we reiterate that there is no practical location to add to the house at grade, and the need to preserve the stunning natural forest outside the existing structure.

Staff Response: Staff finds that this criterion is met. The property was purchased with the existing slope and terrain, which exists, and the site is developed with several structures. However, there is a need for balance between development and the natural world. This region of the city provides that balance, and this height change will keep with the character of the streetscape.

- (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: As stated before, we have no intention of introducing any new design elements that are outside of Santa Fe's historic codes or to push heights above Santa Fe's already conservative height restriction of 24'. The concept is to introduce a second floor so seamlessly as to appear to have been part of the original design intention. This will have little to no impact on the street due to the location of the existing house being setback deep into a property that slopes away from the street, further reducing the impact of the second floor from the street while protecting the beauty of the existing forest that surrounds the home.

Staff Response: Staff finds that this criterion is met. This residence is one of the taller residences at over eighteen feet in height. The residence does sit on a sloped site, which will minimize the visibility of the second-floor addition, which will not damage the character of the Historic Review District or this neighborhood, where one-third of the houses have a second story.

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 outlined 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 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 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 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old, or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

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.

14-12 Historic Compound

An identifiable grouping of historic resources, including buildings, structures, and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

(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 that are *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 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*, *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.

(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 on one end or the 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.