

City of Santa Fe, New Mexico

memo

DATE: February 10, 2026

TO: Historic Districts Review Board

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

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division PAD

2025-011246-HDRB. 532 Calle Corvo. Downtown & Eastside Historic District. Contributing. John A. Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 620 sq. ft. addition to the main house and 518 sq. ft. addition to the garage. Four exceptions are requested to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure, 14-5.2(D)(2)(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.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Previous Case Documents

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff finds that the exception criteria to 14-5.2(D)(2)(d) have not been met for the proposed alterations to the contributing garage structure, but the Board may find that they have upon further

testimony from the applicant. Otherwise, staff recommends approval of the exception request for 14-5.2(D)(5)(a)(i) to narrow a window opening on the primary facade of a contributing structure and the other proposed alterations that do not require an exception request to the main structure as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

- a. Approve or deny Case #2025-011246 to allow these alterations to 532 Calle Corvo.
- b. Approve or deny Case #2025-011246 to allow these alterations to 532 Calle Corvo subject to conditions.
- c. Approve or deny the four exception requests to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure, 14-5.2(D)(2)(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.
- d. Approve or deny Case #2025-011246 to allow these alterations to 532 Calle Corvo that do not require an exception.

Should the Board deny the application and exception requests, the applicant shall return with an alternative proposal for review and approval prior to proceeding to building permit.

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

BACKGROUND & SUMMARY:

The single-family residence, garage, and southern yard wall at 532 Calle Corvo are designated as contributing to the Downtown and Eastside Historic District, with the east façades of each structure designated as the primary façades. The Santa Fe County Tax Parcel Map identifies the structure as constructed on a 0.16-acre lot in 1952 and comprises 1,638 sq. ft. of roofed area with a 368 sq. ft. detached garage. The main residential structure and garage are designed in the Spanish Pueblo Revival design style as observed by the construction material, recessed doors and windows, flat roof and rounded parapets.

In Mr. John Murphey’s 2025 Historic Cultural Property Inventory (HCPI) survey report identifies several modifications and alterations taking place on the property from 1958 to 1996 with a bedroom addition on the south elevation, covered portal, and laundry room (Murphey 2025:3). A post 1975 wholesale window replacement and exterior insulation project occurred as can be observed presently on the exterior of the main residential structure (Murphey 2025:3). As for the garage, minimal changes have occurred and a post 1975 metal garage door is present, while the opening is historic as well as the original footprint (Murphey 2025:7). The southern portion of the

yard wall is historic while the east and north portions were recently replaced from a metal fence to a masonry stuccoed yard wall (Murphey 2025:19).

Previous cases for 532 Calle Corvo include:

On September 23, 2025, in Case No. 2025-011108-HDRB, the Board adopted staff's recommendation for historic status of the main residential structure, garage, and the southern yard wall be upgraded to contributing and designate the east façades of each structure as the primary facades.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

Main House:

- 1) Removal of the existing non-historic front door of the residence and replacement with a new wood door in the existing opening.
- 2) Removal of existing non-historic windows in the residence and replacement with exterior metal-clad wood windows in the existing openings with the exception to one window on the primary facade which the applicant proposes to narrow the historic window opening from 4'-07" wide by 4'-04" high to 4'-07" wide by 3'-02" high, which requires an exception to 14-5.2(D)(5)(a)(i) removal of windows and doors of a contributing structure. Color to be "Hemlock Green" by Sierra Pacific Windows.
- 3) Removal of the existing 193 sq. ft. covered patio off the Master Bedroom and Bedroom #2 on the west elevation.
- 4) Addition of a new Family Room/Bedroom #2, and Portal for a total proposed area of 620 sq. ft. for a net area of the addition to the historic footprint of 421 sq. ft., which is less than 50% of the Main Residence historic footprint on the west elevation.
- 5) Addition of a new 5'-0" tall concrete masonry stuccoed (CMU) yard wall with a 3' single swing gate along the north property line from the new Bedroom #2 to the renovated existing garage's east façade.

Garage:

- 6) Renovation of the existing garage into a new bedroom within the historic footprint of 362 sq. ft. of the garage, exception requested to 14-5.2(D)(2)(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.
- 7) Addition to the existing garage of a portal, entry area, closets, and a bathroom for a total proposed area of 518 sq. ft., exceeding 50% of the historic footprint of the garage by 337 sq. Ft, exception requested to 14-5.2(D)(2)(d) the addition shall not exceed fifty percent of the square footage of the existing footprint.
- 8) Removal of the non-historic tilting garage door from the east façade, but preserving the existing opening, allowing the opening to read as a historic opening, exception requested to 14-5.2(D)(2)(d) shall not exceed fifty percent of the existing dimension of the primary facade.

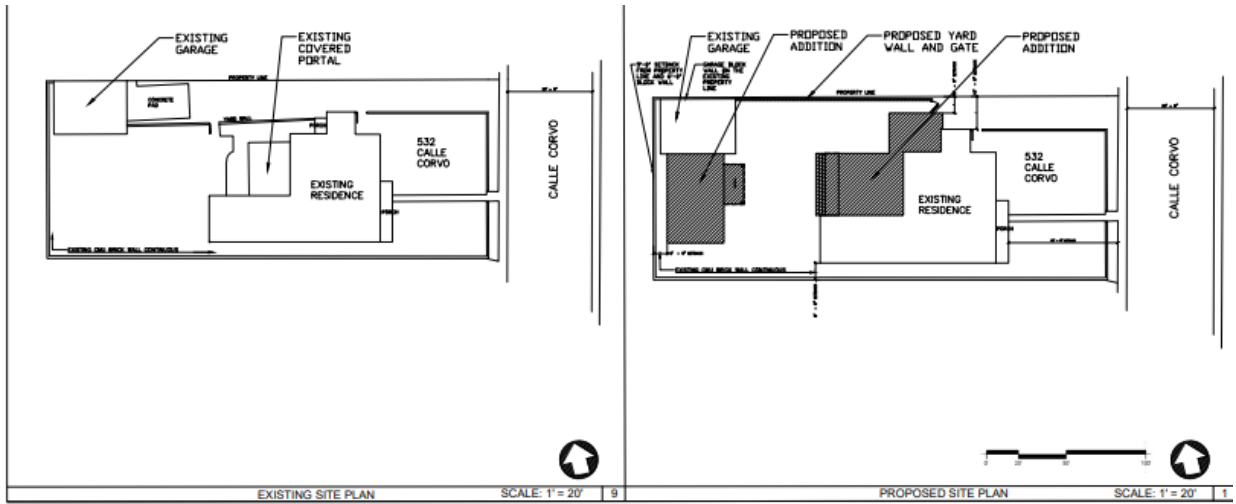


Figure 1. Existing and Proposed Site Plan.

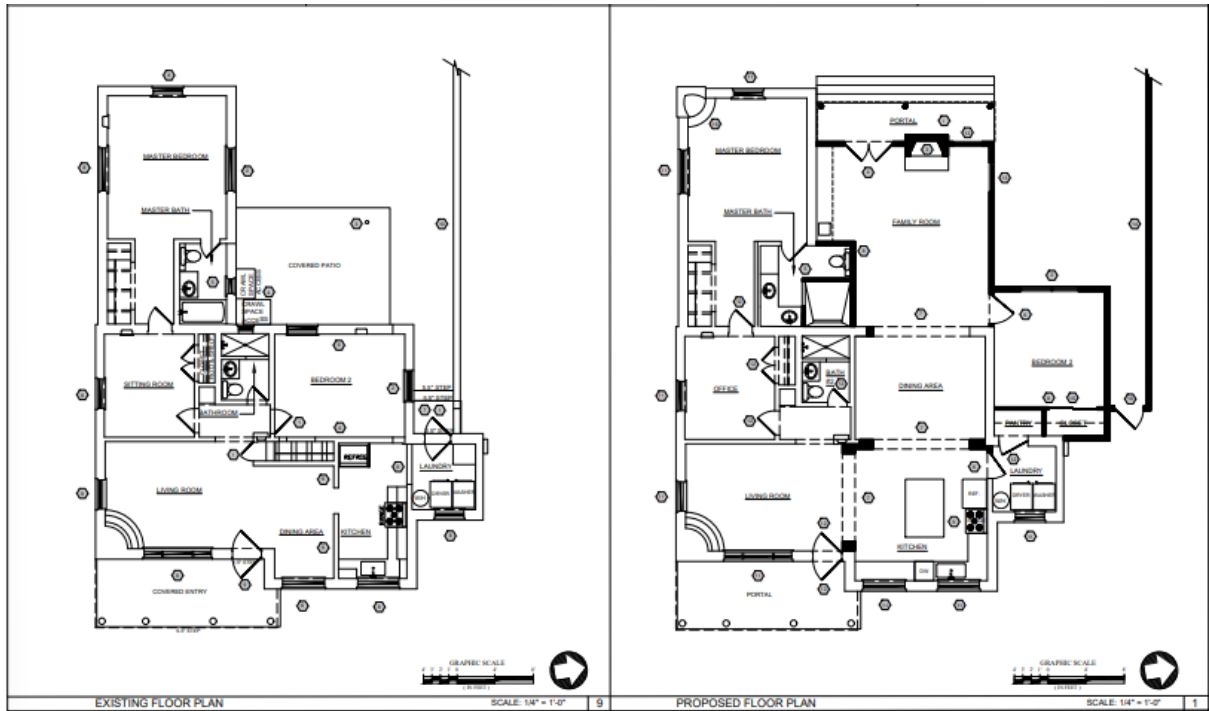


Figure 2. Existing and Proposed Floor Plan for the main residential structure.

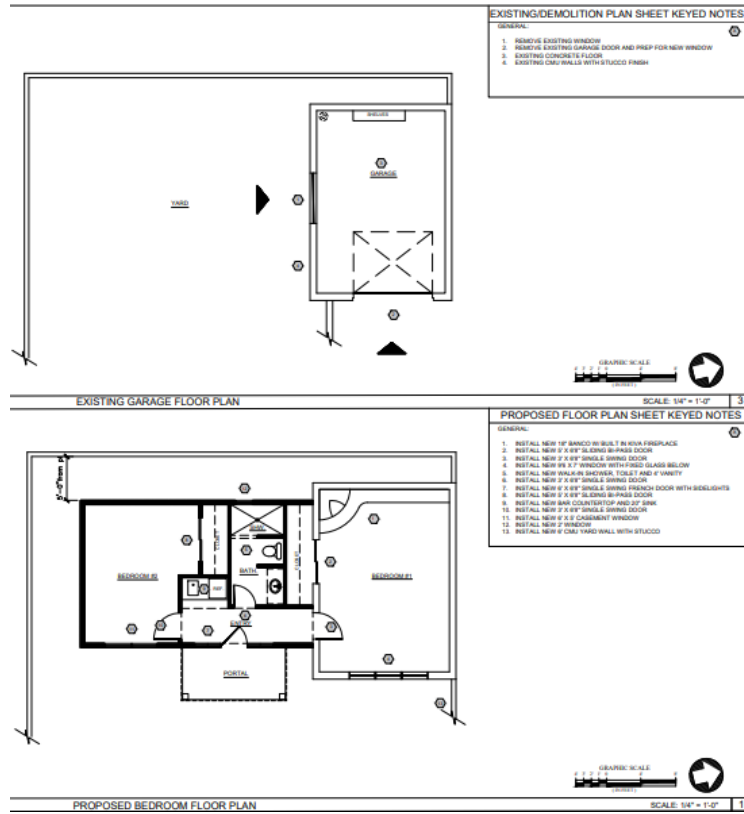


Figure 3. Existing and Proposed Floor Plan of the garage structure.

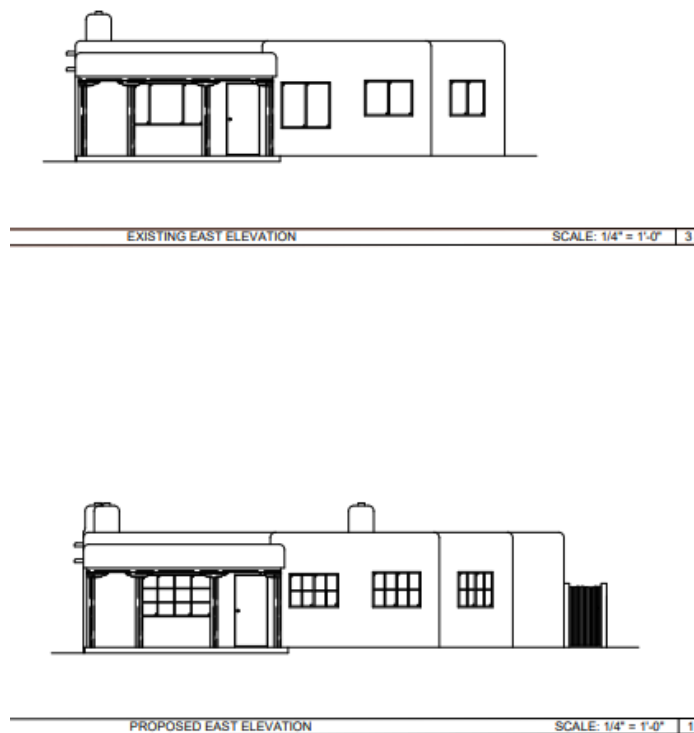


Figure 4. Existing and Proposed East Elevation and Primary Facade of the main residential structure.

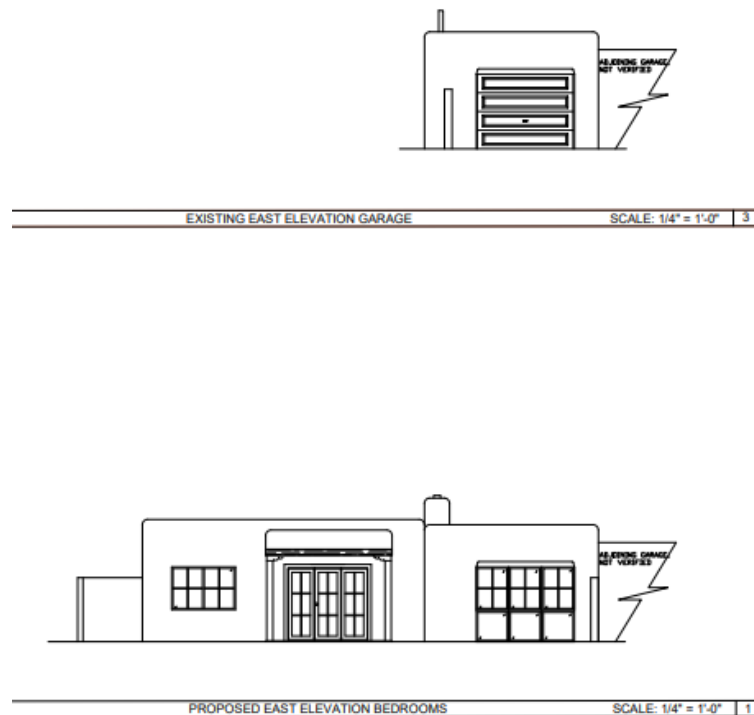


Figure 5. Existing and Proposed East Elevation and Primary Facade of the garage structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a)(i) to narrow a historic window opening on the primary facade of a contributing structure from 4’-07” wide by 4’-04” high to 4’-07” wide by 3’-02” high:

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

Applicant Response: The owner contracted with Ra Patterson to conduct a Window and Door Survey for this project, which is referenced in this request. The proposed removal and replacement of existing doors and windows with modern wood doors and windows featuring a divided lite pattern will strengthen, rather than damage, the character of the district. The HDRB has previously approved new doors and windows for proposed renovations in neighboring properties. This renovation will enhance the streetscape by creating a residence that is more in harmony with its surroundings.

Staff Response: Staff has evaluated the applicant’s response and finds that the criterion has been met. The proposed narrowing of the historic window opening from 4’-07” wide by 4’-04” high to 4’-07” wide by 3’-02” high, will not adversely impact the historic contributing status or primary façade of the structure. The proposed divided lite window is in compliance with the historic district standards.

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

Applicant Response: The proposed replacement of the main entry door will enable the residence to have a more modern door, enhancing its appearance and providing greater safety and security. The replacement of the highly inefficient 2 sets of storm windows allows the owner to have more energy-efficient window units for the residence while enhancing the residence and making it more in harmony with the streetscape.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed narrowing of the historic window opening will provide the owner with the upgraded energy efficiency requested while maintaining the historic district standards.

(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 door and window replacements work to strengthen the unique, heterogeneous character of the streetscape in the district. This request, when approved, will permit the Owner to continue residing within the historic district in a house that has been updated with modern, energy-efficient windows featuring divided lights, which will strengthen the character of the district.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed narrowing of the historic window opening will not adversely impact the historic contributing status or primary façade of the structure. The proposed divided lite window is in compliance with the historic district standards.

Exception to 14-5.2(D)(2)(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: Staff requests an exception for the proposed addition to the contributing garage to the east primary façade that is less than 10'-0" is requested for a Bedroom addition and other facilities to accommodate the owner's family on the existing property.

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

Applicant Response: The proposed alterations will not damage the character of the district and will provide the owner with the space needed for their family on the property. The addition to the Garage is at the rear of the property, and the proposed renovations and addition to the main residence will limit the public visibility of the garage's east façade on the property.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed design completely changes the current contributing condition of the Garage and will threaten the status.

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

Applicant Response: The typical house for the timeframe had minimal bedrooms, and this residence, which is occupied by the owner and will not be placed in the short-term rental market, requires additional bedroom, closet, and bathroom space to accommodate their family.

The proposed addition will provide the Owner with the necessary space for the residence to serve the needs of their family on this property in the district. The residence will remain in harmony with the neighborhood and its single-family character.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed changes to the contributing garage structure will completely change the use and design in which the Board made a previous motion to preserve. The current request for alterations on the main residential structure do not need an exception request and should be adequate to meet the needs of the homeowners.

(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 alterations will not affect the heterogeneous character of the city and the district. The proposed improvements are the best design option to serve the owners' needs while providing a unique separation of occupants within the residence, while maintaining quality open space within the courtyard between the main house and the additional bedroom suite on the property.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The applicant has provided an aesthetically pleasing and code compliant design option for the renovation of the garage. If the garage was a non-contributing structure to the Downtown and Eastside Historic District no exceptions would be required and the design option would meet the letter of the code, however in the previous status hearing for this property the Board made a motion to upgrade the status to contributing status to preserve the current condition of the structure and the proposed design completely changes the historic form in which the Board is trying to preserve.

Exception to 14-5.2(D)(2)(d) the addition shall not exceed fifty percent of the square footage of the existing footprint: Staff requests an exception for the proposed addition to the contributing garage due to the addition of the portal, entry area, closets, and bathroom total a proposed area of 518 sq. ft., exceeding 50% of the historic footprint of the Garage by 337 sq. ft.

(i) Do not damage the character of the district

Applicant Response: The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary amenities, enabling them to accommodate their family and continue residing in the historic district while meeting their needs.

Staff Response: Staff has evaluated the applicant's response and finds that this criterion has not been met. The proposed 518 sq. ft. addition envelopes the current 337 sq. ft. Garage and completely changes the current contributing condition of the garage which will threaten the status.

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

Applicant Response: The proposed alterations will provide the owner with the necessary space to occupy the residence and meet the needs of their family. The typical house for the timeframe had minimal bedrooms; therefore, this request will allow the owners to accommodate their family's needs. This residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional bedrooms and bathroom to accommodate their family's needs.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed 518 sq. ft. addition changes the current 337 sq. ft. contributing Garage structure and changes the use and design in which the Board made a previous motion to preserve. It is the expectation that building character be maintained; the large addition completely changes the character of the structure. Incremental changes such as this can establish a precedent and cause a much greater degree of change across all historic districts.

(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 strengthens and does not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not compromise the streetscape and will maintain the single-family residential character of the district.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed 518 sq. ft. addition changes the current 337 sq. ft. contributing garage. The applicant has provided an aesthetically pleasing and code compliant design option for the renovation of the Garage. If the garage was a non-contributing structure to the Downtown and Eastside Historic District no exceptions would be required and the design option would meet the letter of the code, however in the previous status hearing for this property the Board made a motion to upgrade the status to contributing status to preserve the current condition of the structure and the proposed design completely changes the historic form in which the Board is trying to preserve.

Exception to 14-5.2(D)(2)(d) shall not exceed fifty percent of the existing dimension of the primary façade: Staff requests an exception for the proposed addition to the Contributing Garage due to the addition exceeds fifty percent of the primary façade's existing dimension by 10'-6" along the east façade.

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

Applicant Response: The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary amenities, enabling them to accommodate their family and continue residing in the historic district while meeting their needs.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed addition exceeds fifty percent of the primary façade's existing

dimension by 10'-6" along the east façade which changes the overall character of the Garage which the Board has determined is worth preserving.

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

Applicant Response: The proposed alterations will provide the owner with the necessary space to occupy the residence and meet the needs of their family. The typical house for the timeframe had minimal bedrooms; therefore, this request will allow the owners to accommodate their family's needs. This residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional bedrooms and bathroom to accommodate their family's needs.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed impact on the primary façade should be reconsidered and not diminish the character defining presence on the 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: The proposed addition strengthens and does not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not compromise the streetscape and will maintain the single-family residential character of the district.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The proposed addition and impact on the primary façade should strengthen the contributing garage not completely change the look and use of what the Board has determined is worth preserving.

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.

(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.

(D) General Design Standards for All H Districts

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

(1) General

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

- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.
- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to *primary façades*.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.
- (e) The height of additions:
 - (i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.
 - (ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the *structure*. When an additional *story* is to be placed upon an existing contributing *structure*, that footprint may be no greater than fifty percent of the footprint of the existing *structure*, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional *story* shall not exceed twelve (12) feet from the existing rooftop to the highest point of that *story*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual

qualities of the *streetscape*. The Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) Downtown and Eastside Design Standards

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

(1) Old Santa Fe Style

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

- (a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two- *story* construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;
- (b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;
- (e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe*

effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

- (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

(2) Recent Santa Fe Style

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

- (a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks* or other design elements;
- (b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;
- (d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;
- (e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

DEFINITIONS:

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

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