

City of Santa Fe, New Mexico

memo

DATE: May 26, 2026
TO: Historic Districts Review Board Members
FROM: Heather Lamboy, Planning & Land Use Department Director #LL

2026-012126-HDRB. 515 Paseo de Peralta. Downtown & Eastside Historic District, Significant, Rebecca Wood, agent for George and Tina Feghali, owner, proposes to construct a 3,470 sq. ft. addition to a height of 24'-0" where the maximum allowable is 23'-0". Exceptions are requested to 14-4.6(E)(2)(III)(a) to exceed the maximum allowable height. 14-4.6 (E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Window Assessment

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the 14-4.6 (E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint. Staff also recommends approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Sample motions:

One motion will be required in this case.

- a. In case 2026-012126-HDRB, for 515 Paseo de Peralta, approve/deny the exception to 14-4.6 (E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade. and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint. finding that the exception criteria have been met
- b. In case 2026-012126-HDRB, for 515 Paseo de Peralta, approve/deny the elements of the project that do not require an exception.

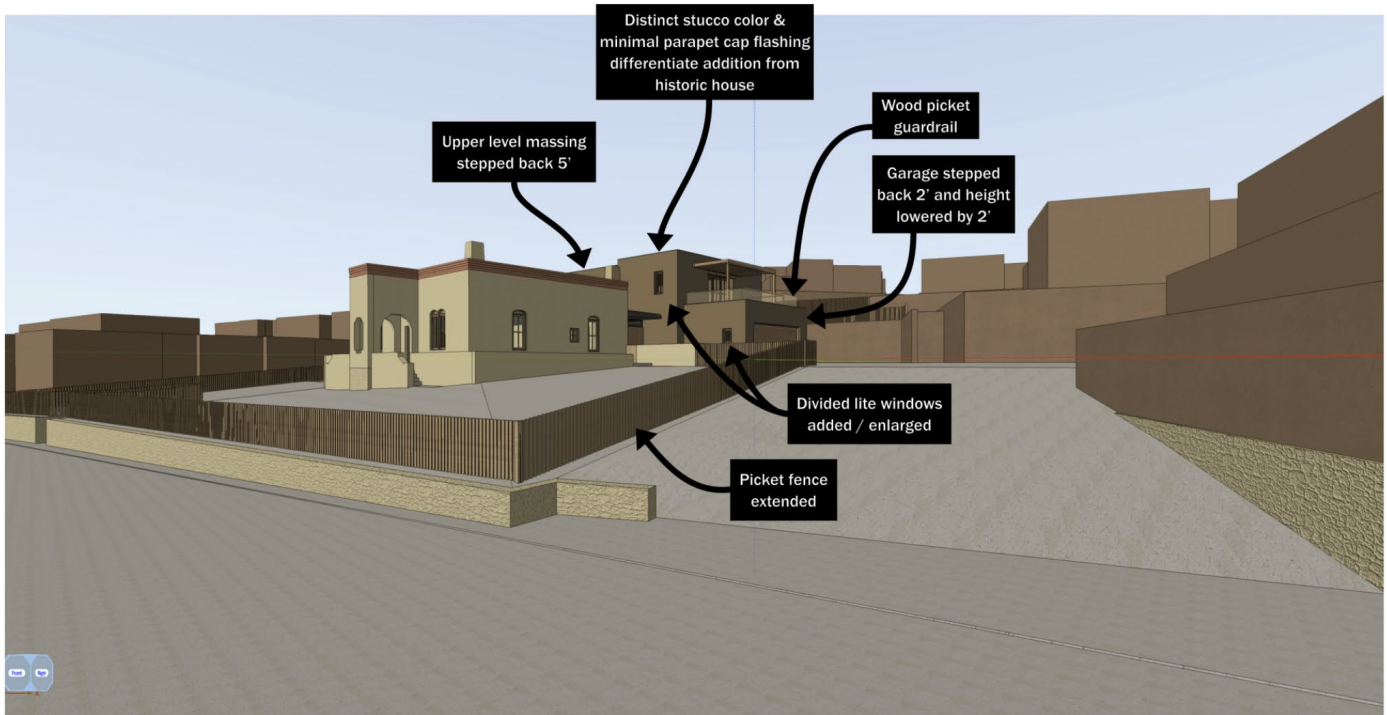
Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding with a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). Archaeological clearance will be required prior to the issuance of a building permit.

BACKGROUND & SUMMARY:

At the April 14, 2026, HDRB meeting a subcommittee was appointed to work with the applicant to assist with mitigating the overall size of the proposed addition at the rear of the site. Concerns were raised about the mass's overall appearance and its potential to overwhelm the historic building. Suggestions included moving the addition farther west and lowering the garage height, layering buildings farther north up the hill, and a discussion of whether the building's first floor would really qualify as a basement.

Staff has reviewed the resubmittal and studies provided by the applicant. By changing the color of the addition, it will read almost as a separate building because the passageway between the buildings will be nestled in between and not visible from the street. Staff's only recommendation is to use a color from the surrounding buildings' palette so it blends in with the surrounding development. Staff recommends the proposed changes, as the overall height of the garage is lowered, thereby reducing its overall appearance of mass, and additional fenestration helps break up that mass.



The property at 515 Paseo de Peralta prominently sits above the street on a sloping lot that is supported by rock retaining walls along the southern property line. There is a similar retaining wall along the north. Historically, the lot was densely vegetated, had been subdivided, and once had an acequia running along the north of the property.

The single-family residence at 515 Paseo de Peralta is significant to the Downtown and Eastside Historic District, built in 1889 with a Territorial design style highlighted by its brick coping feature. Originally, the residence had a brick exterior; however, stucco appeared in photographic evidence as early as 1910. The stucco has a unique textured finish. There is a rubble stone foundation that continues above grade. The south façade features a keyhole opening, where the primary entry door is located. At the western portion of the south elevation, concrete steps and a new entry were added in 1943.

An addition on the building’s northeast corner originally served as a garage and was renovated to become a bedroom. An additional detached garage was constructed at that time. There have been many changes to the building in association with the creation of apartments within the original single-family residence.

The free-standing shed, shown in 1912 Kings Map, is a 195 sq. ft shed, which features a gabled roof with corrugated metal. The south elevation is finished with cementitious stucco. The north elevation is a combination of brick and rubblestone. The interior of the shed is accessed via a pair of wood plank doors on the south elevation. John Murphy references it as an important contextual structure reflecting the history of housing work animals on the same site as a residence.

The residence was most likely constructed for Samuel Beach Axtell, former New Mexico Territorial Governor, who held a large tract of land along what was once Hillside Avenue. He upgraded old Adobe dwellings and built a brick residence. Axtell was thought to be corrupt and was removed from office in 1878 but was never formally charged with any corruption.

The detached garage proposed for demolition is designated as non-contributing to the Downtown and Eastside Historic District. A structural analysis highlights the poor condition of the building.

The detached shed proposed for demolition is designated as non-contributing to the Downtown and Eastside Historic District. A structural analysis highlights the poor condition of the building.

The additions on the north elevation were constructed in the 1940s and the 1970s. The addition on the northeast corner originally served as a garage and was later enclosed. The addition on the northwest corner dates to the 1970s and has no character defining features.

PREVIOUS CASE SUMMARIES:

H-95-091 - In 1995, Dorothea Gabel applied for window repairs, partial restucco, and stabilization of the front entry porch. Gabel received a historic preservation award for the restoration in 1997.

H-04-114 – In May 2007, the HDRB denied a request to demolish the historic stone wall along Paseo de Peralta. The case was appealed to the City Council, which upheld the HDRB’s decision to preserve the historic wall.

2025-010763-HDRB -In August 2025 the HDRB voted to retain the significant status of the main residence, excluding the northwest addition (facades 16, 1, and 2) and excluding the garage addition on the northeast elevation (facades 4, 5, and 6). To designate the shed as non-contributing, to designate the garage as non-contributing because the building lacks integrity, designate the south retaining wall, including the entry steps, as significant and the other retaining walls as non-contributing since they are part of the landscaping. Member Degnan seconded.

2025-011354-HDRB- In October 2025, voted to approve the demolition of the two non-contributing additions, the two non-contributing detached structures, along with the small yard wall, retaining wall, shed, and small stairs

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

The new area of the addition, including a second floor, will total 3,470 sf, Existing entry stairs on the South facade are proposed to be removed and rebuilt in kind. Additionally, the existing entry stairs at the West end of the South facade are also proposed to be removed and replaced following their current orientation and of a height, form, and finish matching the porch stairs, reconstruction of the stairs and landing. A connected landing between both sets of stairs and the East facade in the remodel, a portion of the roof will be raised behind and below the existing parapet. Existing exterior materials will be repaired in kind with respect to the building’s unique texture and color. Doors and windows will be repaired or replaced in kind. a new wood picket fence is proposed, This picket fence will be located at least 1’ behind the stone wall, The fence will run the width of the Paseo property line with a branch extending North. New 4’ high stucco site walls are proposed adjacent to the addition, The material of the addition will be predominantly stucco in a tan color matching that of the historic house, punctuated by infrequent divided-lite windows and doors referencing the proportions of the original house’s windows.

EXCEPTION CRITERIA AND RESPONSES:

Note:

Staff has determined a height exception will not be required as the applicant will be allowed up to 48” for building in a sloped area per Section 14-4.6(F)(2)(II)(f) SFCC 1987.

Exception 1

The applicant requests an exception to the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited. The exception criteria as specified in §14-4.6(D)(2)(II) are as follows:

(i) Do not damage the character of the district

- *Response:* The proposed removal of the existing exterior entry stairs at the South Facade will not damage the character of the district, as this character will be strengthened by the reconstruction of the stairs’ historic form and relationship to the historic house.
- The attached photo dated around 1910 (**Exhibit A**) depicts symmetrical stairs approaching the front porch from both East and West, defined on the street side by a sloped wall in a stucco finish matching the house. This front porch was historically the primary public-facing entry to the residence, and it is proposed to remain so. In intervening years, the West side of these stairs was removed and the East stairs to the porch have fallen into disrepair. This proposal requests replacement in kind with new symmetrical stairs leading to the porch, matching the height, finish, and layout of the historic photo. A landing North of these rebuilt stairs will provide structural reinforcement along the compromised historic stone rubble foundation to ensure the continued stability of the 140-year old historic house.
- The existing pen-tile entry stairs at the West end of the Paseo facade are also proposed to be removed and replaced following their current orientation and of a height, form, and finish matching the porch stairs. The existing stairs were added to the house in the 1950s, and the structural report notes water damage to the wood stair framing and fungal decay to the structure, compromising the safety of the existing material. Like the porch stairs, the reconstruction of the stairs and landing will provide structural reinforcement to the rubble foundation. A connected landing between both sets of stairs and the East facade will extend this reinforcement along the entire compromised foundation. Along with the proposed stairs, it will create a datum reinforcing the existing foundation, and its stucco finish will match the finish seen in the historic photo from about 1910 (**Exhibit A**).

Staff Response: Staff find that this criterion is met. The stairs have historically been on both sides of the porch.

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

Response: The proposed in-kind replacement of the entry stairs will preserve the existing and historic access path to the house while mitigating the structural damage to the rubble foundation stem wall noted in the structural report. The proposed reconstruction will also provide accessible access to the historic house’s main entry, critical to its owners’ safe use of this door, while respecting its historic massing. In this way, the exception is required to prevent hardship to the applicant and injury to the public welfare.

Staff Response: Staff find that this criterion is met. Careful and considerate measures have be taken to prevent hardship and prevention of 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*

Response: In the August 2025 status hearing for the property, the Board noted the significance of the stepped massing and flanking front access stairs to the front porch, with its unique keyhole opening. Granting the exception for the proposed removal and replacement of the entry stairs will simultaneously provide needed structural reinforcement and accessible access to the house, in a form and material that honors the house's historic massing, finish, and patterns of use.

Staff Response: Staff finds that this criterion is met. Keeping with the same materials and turning back to the original is harmonious to the character

Exception 2: An exception is requested to construct an addition to the rear North facade of the historic residence. Because the existing house has a Significant status and all facades are considered primary, an exception is required to SFCC §14-4.6(E)(2)(II)(a), stating that “Building additions are not permitted to primary facades.” The exception criteria as specified in §14-4.6(D)(2)(II) are as follows:

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

- *Response:* The proposed removal of the existing exterior entry stairs at the South Facade will not damage the character of the district, as this character will be strengthened by the reconstruction of the stairs' historic form and relationship to the historic house.
- The attached photo dated around 1910 (**Exhibit A**) depicts symmetrical stairs approaching the front porch from both East and West, defined on the street side by a sloped wall in a stucco finish matching the house. This front porch was historically the primary public-facing entry to the residence, and it is proposed to remain so. In intervening years, the West side of these stairs was removed and the East stairs to the porch have fallen into disrepair. This proposal requests replacement in kind with new symmetrical stairs leading to the porch, matching the height, finish, and layout of the historic photo. A landing North of these rebuilt stairs will provide structural reinforcement along the compromised historic stone rubble foundation to ensure the continued stability of the 140-year old historic house.
- The existing pen-tile entry stairs at the West end of the Paseo facade are also proposed to be removed and replaced following their current orientation and of a height, form, and finish matching the porch stairs. The existing stairs were added to the house in the 1950s, and the structural report notes water damage to the wood stair framing and fungal decay to the structure, compromising the safety of the existing material. Like the porch stairs, the reconstruction of the stairs and landing will provide structural reinforcement to the rubble foundation. A connected landing between both sets of stairs and the East facade will extend this reinforcement along the entire compromised foundation. Along with the proposed stairs, it will create a datum reinforcing the existing foundation, and its stucco finish will match the finish seen in the historic photo from about 1910 (**Exhibit A**).

Staff Response: Staff finds that this criterion is met. The addition is set back in the rear, and very close to the building envelope of excluded area of façade.

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

- *Response:* The proposed replacement of the entry stairs in kind will preserve the existing and historic access path to the house, while ameliorating the structural damage to the rubble foundation

stem wall noted in the structural report. By ensuring the continued structural stability of the house, this work will preserve this unique historic – and based on public comment at past hearings, beloved – structure within the fabric of Santa Fe.

- By providing accessible access to the historic house’s main entry, the proposed reconstruction will prevent a hardship to the applicant. The owners intend to age in place, and the reconstruction and addition aim to serve that goal. The entry porch is a defining architectural feature of the house, and they wish to use it for as long as they live there. The proposed work is critical to its owners’ safe use of this door, while respecting the building’s historic massing.

Staff Response: Staff finds that this criterion is met. Careful and considerate measures have been taken to prevent hardship and 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.

Response: In the August 2025 status hearing for the property, the Board noted the significance of the stepped massing and flanking front access stairs to the front porch, with its unique keyhole opening. Granting the exception for the proposed removal and replacement of the entry stairs will simultaneously provide needed structural reinforcement and accessible access to the house, in a form and material that honors the house’s historic massing, finish, and patterns of use.

The expression of stepped massing also fits into and takes inspiration from the layered hillside context of the historic neighborhood. Paseo de Peralta was once known as Hillside Avenue due to the steeply sloped hills it abuts to the North. Neighboring buildings follow the rising grade; looking North from the street, one sees a layering of walls, fences, and building masses stepping up the hill to overlook the city. Historically the site navigated this slope with series of terraces retained by site walls, starting with the historic stone wall along the street. The proposed reconstructed stairs continue this historical pattern and reinforce the unique character of the area (see Figure 1 below).



Figure 1. Photo of existing site and hillside context showing terraced and stepped character (see Attachment 11 – HDRB Subcommittee Studies)

Staff Response: Staff find that this criterion is met. Adding more living space to allow for aging in place.

Exception 3a (square footage):

An exception is requested to allow an addition exceeding 50% of the existing footprint and dimension of the primary facade, per SFCC §14-4.6(E)(2)(II)(c), stating that “Building additions shall not exceed 50 percent of the square footage of the building’s historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.” The exception criteria as specified in §14-4.6(D)(2)(II) are as follows:

(i) Do not damage the character of the district

- *Response:* The proposed addition the North facade of the historic house will not damage the character of the district, as its massing will be separated from the historic house and the connections to the original structure will be primarily limited to portions of the facade already altered by previous noncontributing additions. The Board approved these additions for demolition in October 2025, and their removal will leave exposed interior walls that will need to be replaced. The proposed design lightly touches the original house at two locations on the east and west ends of the façade, and this exception only concerns a 17” wide portion of the North façade (3’-2” wide at roof overhang) where the new structure touches the historic house outside previously disturbed areas (see Figure 2).
- The primary mass of the proposed addition will be set back 12 feet from the historic house, preserving the legibility of old from new. At the East end of the facade, an interior space about 18 feet wide will provide the primary “bridge” between the original house and the addition, and it will attach at portion of the north façade left exposed after demolition of a noncontributing addition. The interior space is recessed beneath a roof overhang on both sides. Its roofline is set back 2’-6” from the corner of the original North façade, and its interior mass is set back 7’-7” from the corner to further differentiate the addition and preserve the legibility of the original massing and historic brick parapet at the Northeast corner. This shift pushes the addition Westward and slightly outside the previously disturbed façade area, creating the overlay described in this exception. This alignment also allows the new construction to continue the line of one of the primary original structural brick walls within the historic house and to extend the space of a historic hallway. The existing wall below the roof overhang will be preserved, and no existing historic doors or windows will be compromised or altered in any way. Newly exposed exterior wall will be finished to match the adjacent historic stucco.
- A new roof structure at the West will create covered outdoor space and is similarly set back about 2’-6” feet from the historic Northwest corner. This roof measures about eleven feet wide and will only touch the previously disturbed portion of the North façade – no exception for this work is required. Newly exposed exterior wall below and above the roof will be finished to match the adjacent historic stucco. An existing opening through the historic brick wall, currently an interior hallway, will be fitted with an exterior door matching the other historic door centrally located on the North facade. A historic photo from around 1915 shows exterior door (**Exhibit B**), and the design proposes returning to this original function.

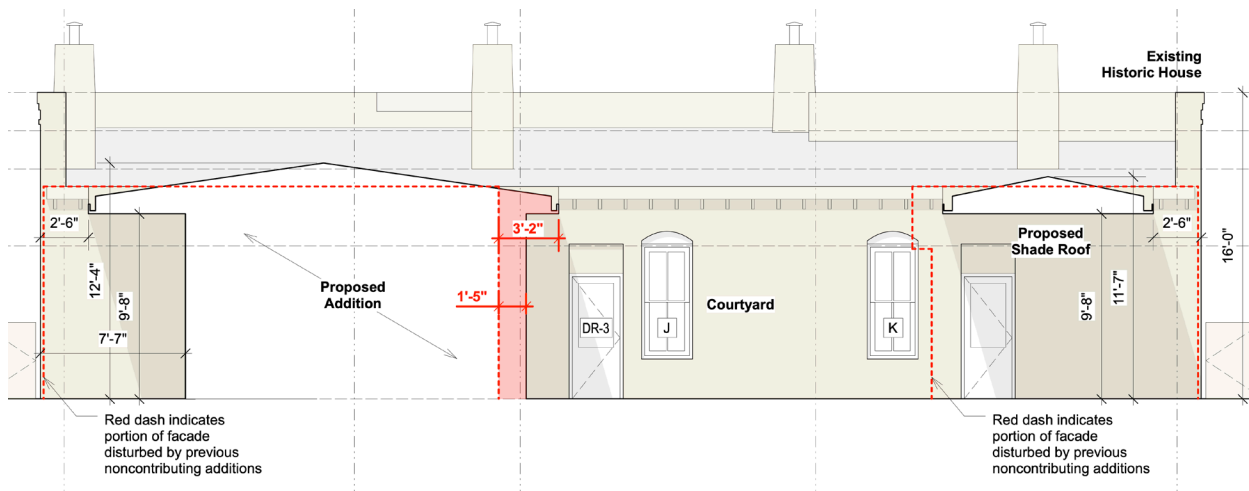


Figure 2. Excerpt from North Elevation (2/A203h)
 Scope of proposed addition shown relative to previously disturbed (noncontributing) façade. The proposed connection is primarily located at these locations; the exception concerns the 17" portion shown in red (38" at roof overhang).

Staff Response: Staff finds that this criterion is met. The massing of the building and the setbacks will allow for the addition not to dominate the significant primary structure.

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

- Response:* The proposed design prevents hardship to the applicant or injury to the public welfare by accommodating the required program and accessibility without overshadowing the historic house or standing out in its historic hillside context. The design team studied several options for achieving these goals, including the option of splitting the distinct pieces of the new program (living space, garage, ADA, art studio) into four distinct buildings. This would comply with zoning requirements and would require no area, height, or scale exceptions from HDRB. However, this approach makes mobility and accessibility between buildings challenging. More critically, it means the new structures would inevitably be more visible, separated and spread across the site. Viewed from the public way, accessory structures would flank the historic house and distract from its visual prominence. Another option would be to combine these elements into a single new structure located North of the historic house but not physically connected to it. This too would comply with zoning requirements, and would require no scale, area, or height exceptions from HDRB. A consolidated structure behind the historic house would be less visible onsite and would preserve the house's prominence. However, the accessibility and mobility issues of travelling outdoors between separate buildings would remain.
- Instead, the proposed design consolidates these elements into a single new structure that connects to the historic house's North façade while remaining distinct and visually secondary to the house. This is achieved by leaving physical space between old and new and by minimizing the physical connection to the addition, as described above. Though this connection makes the new structure into an addition and triggers exceptions 2 and 3, it provides the required accessibility for the applicants while consolidating and concealing the new massing. By primarily touching the historic façade at previously disturbed and noncontributing areas, the proposed design endeavors to minimize any further disruption. The proposed exception is required to allow a connection to the historic house, necessary to the function of the new space and to prevent hardship to the applicant. Because the proposed addition will not alter any facade visible from the street, it will cause no injury to the public welfare.

Staff Response: Staff find that this criterion is met. Careful and considerate measures have been taken to prevent hardship and prevention of 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.

- *Response:* Historic residences in this area frequently include additions to expand their function over the years, as evidenced by the existing noncontributing additions to the house in question. The proposed exception will allow this tradition to continue, ensuring continued use and maintenance of the existing house. The proposed design takes direct inspiration from the form of these previous additions by concealing later construction where it is least visible from the public street, while preserving the legibility between old and new that adds richness to the heterogeneous character of the district. Additionally, it fits into the terraced, stepped character of its immediate historic hillside neighborhood (Figure 1).

Staff Response: Staff finds that this criterion is met. The applicant has provided full range of design options and have worked with staff keep this property and additions harmonious.

Exception 3b (dimension of primary façade):

An exception is requested to allow an addition exceeding 50% of the existing footprint and dimension of the primary facade, per SFCC §14-4.6(E)(2)(II)(c), stating that “Building additions shall not exceed 50 percent of the square footage of the building’s historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary façade.” The exception criteria as specified in §14-4.6(D)(2)(II) are as follows:

(ii) Do not damage the character of the district

- *Response:* The footprint and facade dimension of the proposed addition will not damage the character of the district, as its mass – both area and length - will be substantially concealed by elevated mass of the existing historic house and by the steep grade of the site. The proposed design aims to accommodate the desired program without overshadowing the historic house or standing out in its historic hillside context. This is achieved by leaving physical space between old and new, burying the addition in the hillside, concealing it behind the historic house, and stepping its mass to break down the scale.
- The primary mass of the proposed two-story addition will be set back 12 feet from the historic house, connected only by a narrow “bridge,” which creates an accessible connection between the original house and the addition. This physical connection to the historic house will be primarily limited to portions of the facade already altered by previous noncontributing additions, already approved for demolition by the Board. These single-story points of connection – roof and bridge - will be set back about four feet from the corners of the original North facade to further preserve the legibility of the original massing and historic brick parapet. Max. 12’ in height, they will read as significantly lower than the original 16’ parapet and will clearly demarcate the boundary between old and new.
- The proposed design also makes use of the steeply sloped site to substantially conceal the addition from the street. Paseo de Peralta was once known as Hillside Avenue due to the steeply sloped hills it abuts to the North. 515 Paseo de Peralta is no exception, rising 27’ in elevation from the South property line at the street to its North boundary. The existing house is positioned distinctly above and overlooking the

street, and though it is only one story in height its parapet rises 30' above the street grade and its finished floor level is located 14' above street grade. Neighboring buildings also follow the rising grade; looking North from the street, one sees a layering of walls, fences, and building masses stepping up the hill to overlook the city. The mass of the addition fits into this layered hillside context. The addition's lower floor level continues that of the historic house, but due to the sloped site it is buried mostly below grade – per the IRC, it is a “basement.” The addition's upper level exits directly at grade to the North. Its mass steps back on the South, East, and West facades, and it is located directly behind the existing house to further obscure its visibility from the downhill public way. Where visible to the East, the addition's massing blends into the existing layered context stepping up the hill.

- These massing strategies minimize the scale of the addition to not conflict with the scale of buildings in the district. The existing house's historic footprint measures 2,776 sf, including existing noncontributing additions to be demolished. The total area of the proposed project is 5,030 sf, including renovated existing building (1,560 sf) and two-story addition containing new living space, ADU, garage, and arts studio (3,470 sf total). The net new area totals 2,254 sf, or 81% of the historic footprint. This exceeds the code by 31%, requiring an exception.
- The code also limits addition length to 50% of the façade, in this case the 40'-4" East façade. The directly adjoining façade - just the 12' wide passageway between the house and the addition, which is on a different plane – complies with this requirement, totaling just 30% of the historic facade. However, the total length of the addition across multiple planes adds up to 43'-6" or 108% of the historic façade, thus requiring the exception.

Staff Response: Staff finds that this criterion is met. The massing of the building and the setbacks will allow for the addition not to dominate the significant primary structure.

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

- *Response:* This exception is requested in order to allow the applicant to make fuller use of the R-21 zoned site by expanding the interior space to include a garage, bedrooms, art studios, and a guest suite for visiting family. The current house lacks the space, infrastructure, and accessibility to accommodate the applicant's needs, and concealing the more private functions in an addition will allow the historic structure to be restored, its original layout and brick walls revealed and celebrated.

Staff Response: Staff find that this criterion is met. Careful and considerate measures have been taken to prevent hardship and prevention of 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.

- *Response:* The Downtown and Eastside Historic District is distinct for its rich range of historic homes, materials, and building styles. Even among these, the historic house at 515 Paseo de Peralta possesses a significant and unique presence overlooking the city. The applicant's primary aim in this project is to protect and enhance the historic structure and to safeguard its future. By permitting additional area and use, the proposed addition complements without overpowering the historic house, enabling the restoration and celebration of the original space and structure.

Staff Response: Staff finds that this criterion is met. The applicant has provided full range of design options and have worked with staff keep this property and additions harmonious.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

- I. Continue the existence and preservation of historic areas and buildings;
- II. Continued construction of buildings in Santa Fe's historic styles; and
- III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

2. Conflicting Standards

I. Zoning District Regulations

All designated landmarks and all properties located in historic districts shall be subject to the regulations of the base zoning district in which they are located, except for height as regulated in Section 14-4.6E, *General Design Standards for All Historic Districts*. When the requirements of the base zoning district conflict with the requirements of this Section 14-4.6, *Historic Districts*, the more restrictive standard shall apply.

II. Multiple Overlay Regulations

When a designated landmark or property located in a historic district is also located within another overlay, and there is a conflict between the requirements of the historic district and the other applicable overlay district, the more restrictive standard shall apply.

5. Boundaries

- a. The boundaries for the historic districts are as shown on the Official Zoning Map and incorporated in this Code by reference.
- b. If the boundary line of a historic district bisects or crosses a property without encompassing the entire lot, the applicable requirements of the historic district shall be as determined by the Planning and Land Use Director.

6. Design of Buildings

Full responsibility for the design and development of structures is upon the applicant. The case file of any prior application related to a property is available for review by the applicant upon request.

7. Nonconforming Buildings and Structures

Any building or structure in the historic district that does not meet the standards for architectural style outlined in this section shall be considered nonconforming, and subject to the provisions of Section 14-1.13(), *Legal Nonconforming Structures*, unless given special approval by the HDRB for architectural or historic interest, or unless individually entered in the state register of cultural properties or in the national register of historic places or designated as significant on either register.

B. Buildings with Significant or Contributing Historic Status

I. Purpose

Historic designation is intended to address the following:

- I. Recognizing each structure as a physical record of its time, place, and use.
- II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;
- III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;
- IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and
- V. Avoiding making new additions and related or adjacent new construction 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

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions*. Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

- a. The HDRB may change the status of a structure or designate a status for a structure that has no status designated.
- b. 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."

- c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

V. 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.

3. Review by Historic Districts Review Board Required

- I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.
- II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.
- III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.
 - a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
 - b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.
- IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts*, as well as any applicable specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards*.

C. Exceptions

The HDRB may grant an exception to the regulations set forth in this section, provided that such exception does not exceed the underlying zoning, except when the board of adjustment grants a variance. Staff shall determine whether an exception to general design and preservation standards described in Section 14-4.6E is required and shall recommend that the HDRB approve, approve with conditions, or deny the exception.

1. Height

If an 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. If the HDRB approves a requested height exception, the applicant shall proceed to the Board of Adjustment or other applicable city body for consideration of the proposed variance, as described in Section 14-2.1H.1.

2. Design Standards

The HDRB may review and grant or deny requests for exceptions to all provisions of Section 14-4.6E, *General Design Standards for All Historic Districts* (except provisions regarding Height, Pitch, Scale, Massing, and Floor Stepbacks).

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 0), unless the applicant also requests a variance to the underlying zoning. In such a case, the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

To approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

- a. Do not damage the character of the district;
- b. Are required to prevent a hardship to the applicant or an injury to the public welfare; and
- c. 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 Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6G).

I. General

- I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property 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 is prohibited.
- II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.
- III. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

- a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District*, shall continue to meet those standards, in addition to the standards set forth in this section.
- b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location

- a. Building additions are not permitted on primary facades.
- b. All building additions shall be set back a minimum of ten feet from the primary facade.
- c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.
- d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

III. Height

- a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
- b. Building additions to 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.

IV. Remodeling to Increase Height

- a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.
- b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

- I. For all facades of significant and landmark structures and for the primary facades of contributing structures:
 - a. 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 window opening shall be widened or narrowed.
 - b. Window depth and other characteristics of window and door fenestration shall be preserved.
 - c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - d. No historic opening shall be closed.
- II. For all facades of contributing, significant, and landmark structures:
 - a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
 - b. 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.
 - c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

The existing historic 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 historic feature of the structure.

6. Surface Cleaning

The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries*.

8. Signs

Sign applications and required submittals shall be reviewed by the Planning and Land Use Department. Approval or denial shall be indicated by the department on the application for the construction permit and on each of the required submittals.

9. Murals

If an application impacts a mural funded through the art in public places program or is otherwise within the scope of the arts commission's enabling responsibilities, The HDRB may refer the application to the City Arts Commission. If a proposed mural does not meet the criteria in the historic ordinance, an exception is required.

10. Pedestrian-Oriented Areas

- I. The HDRB shall recommend to the Governing Body appropriate streets or portions of streets within the historic district to be set aside for pedestrian-oriented areas.
- II. The Governing Body may set aside the areas recommended, provided that three-fourths of the property owners adjoining the street or portion of street affected have given consent thereto.
- III. Such pedestrian-oriented areas shall be closed to vehicular traffic, and any improvements made by the City in the public right-of-way within the area shall be for pedestrian purposes.
- IV. No pedestrian-oriented area shall be set aside unless there is adequate space available conveniently related to the area for vehicle parking. The HDRB's recommendation to the Governing Body shall include a statement of the available parking spaces.

E. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

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.

I. 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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, open 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 rules as to flat roofs shall not be constructed 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 aerals, 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.

II. 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. Facade surfaces under portales may be of contrasting or complementary colors. Windows, doors, and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles, except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic, and
- f. Flat roofs shall have not more than thirty (30) inches overhang.