City of Santa Fe, New Mexico

memo

DATE: October 27, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director *MRM*
Jonathan Mellon, Historic Preservation Planning Manager

FROM: Lani McCulley, Senior Planner, Historic Preservation Division; *LgM*

2026-013296-HDRB, 704 Camino Lejo, Historic Review Historic District. Significant. DNCA Architects, agent for Wheelwright Museum of the American Indian, owner, proposes to construct a 2,060 gross sq. ft. addition to a height of 22'-0" where the maximum allowable is 16'-0" on a sloped site. Exceptions are requested to 14-4.6(E)(2)(II)(b) for constructing an addition on a primary façade and within 10' of the primary façade, 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint, and 14-4.6(F)(2) for exceeding the maximum allowable height.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case files]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__X__ **Other:** [Exception Criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria to section 14-4.6(E)(2)(II)(b) for constructing an addition on a primary façade and within 10' of the primary façade have been met and recommends approval of the exception with the condition that the portal size be decreased to minimize the impact on the Hogan portion of the structure.

Staff finds that the exception criteria to section 14-4.6(E)(2)(II)(c) for exceeding 50% of the historic footprint have not been met and recommends denial of the exception for the size of the addition and portal.

Staff finds that the exception criteria to section 14-4.6(F)(2) for exceeding the maximum allowable height have been met and recommends approval of the exception for the size of the addition and portal.

Otherwise, staff recommends approval of the other elements of the application as they comply with 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(3) Historic Review Historic District Design Standards.

Sample motions:

a. In case 2026-013296-HDRB, for 704 Camino Lejo, approve/deny the exception to section 14-4.6(E)(2)(II)(b) for constructing an addition on a primary façade and within 10' of the primary façade, finding that the exception criteria have/have not been met
b. In case 2026-013296-HDRB, for 704 Camino Lejo, approve/deny the exception to section 14-4.6(E)(2)(II)(c) for exceeding 50% of the historic footprint, finding that the exception criteria have/have not been met.
c. In case 2026-013296-HDRB, for 704 Camino Lejo, approve/deny the exception to section 14-4.6(F)(2) for exceeding the maximum allowable height, finding that the exception criteria have/have not been met.
d. In case 2026-013296-HDRB, for 704 Camino Lejo, 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 to a building permit.

The property lies within the River and Trails Archaeological Review District. See Chapter 14, SFCC, Article 14-14-4.2(D). There will be archaeological concerns associated with this project, and additional archaeological clearance will be required.

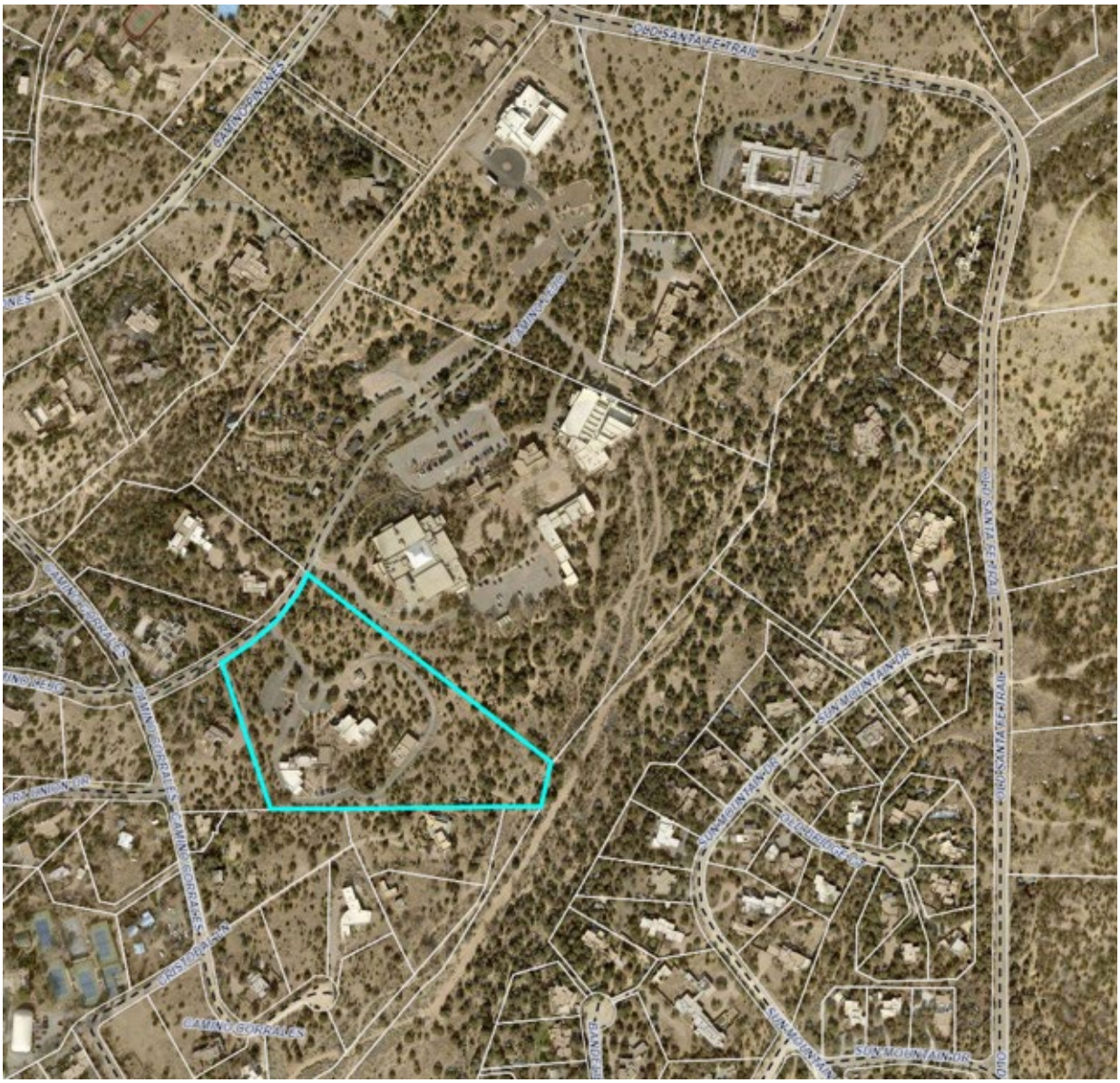


Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:
Camino Lejo is a juniper-covered rise which slopes gently to the north and steeply to the south, east, and west. Known as Museum Hill, the area houses the Wheelwright Museum, International Folk Art Museum, and Botanical Gardens, and residences to the west.

Site Description:
Constructed in 1937 and designed by William Penhallow Henderson, the Wheelwright Museum of the American Indian at 704 Camino Lejo was originally modeled after a Navajo hogan (or hooghan). It is distinctive within Santa Fe. It is associated with important local and regional persons, including the institution's founders, Mary Cabot Wheelwright and Hastiin Klah, a Navajo medicine man, singer, and weaver. The site was donated by Amelia White to assemble, preserve, and study articles and recordings of the Navajo religion that Klah and other Navajo people consented to share for the study and preservation of the practice of the Navajo religion.

The Museum was placed on the New Mexico State Register of Cultural Properties on October 5, 1990, and on the National Register of Historic Places on December 18, 1990. The property is located within the Historic Review Historic District and is designated as significant with the understanding that the 1997 and 2014 additions are not historic.

The significant status is due to its unique architectural character, date of construction, the association with William Penhallow Henderson, and its long-standing contribution to the Santa Fe community as an educational institution representing the Native American.

The original building remained unchanged until 1968, when the rear west stairwell and public restroom facilities were added. In 1997, a 668 sq. ft. addition was constructed to the rear of the 1968 addition. During the status review in 1997, it was noted that the 1968 addition was not historic. This addition has since aged so that it is considered historic. In 2014, a 4,363 sq. ft. addition was connected to the 1997 addition. It was determined during the hearing for the 2014 addition (case H-12-097B) that though the addition was greater than 50% of the historic footprint and higher than the maximum allowable height, it did not detract from the original historic integrity of the building. This was in part due to the connection to the non-historic addition and in part due to its location going down the hill to the west and south.

PREVIOUS CASE SUMMARIES:

ARC:

The property has archaeological clearance under case AR-12-2012 for a reconnaissance report.

HDRB:

2023-006939-HDRB

The applicant was approved to Stucco using cementitious stucco in a special color: Western Blended Products S-10 Cabo Brown. Remove and replace the plaza waterproofing system and install new counterflashing, brick pavers, a deteriorated wood entry door and threshold to match existing, concrete channels to match the existing style and color, add a 6-inch extension of the existing plaza wall to meet the 42-inch height requirement per code, and remove all abandoned electrical conduits attached to the exterior wall.

H-12-097B

The Applicant requested a remodeling project (Project) including the construction of an approximately 4,363 square foot addition to a height of 26' 4" and at approximately 10" above the maximum allowable height of any facade, and to alter the street-frontage walls and vehicle gate by widening the gate from 18' to 20' and constructing a 6' high black metal fence and stuccoed pilasters at 8' intervals. Two exceptions were requested to exceed the maximum allowable height and to exceed the 50% footprint rule.

H-12-097A

The decision of the Board was to designate the museum building as significant with the understanding that, at this date, there are two non-historic additions.

H-97-148

The applicant requested a detached multi-story Library and Curatorial Wing located approximately 39 feet east of the Landmark structure. The proposed building would have a subterranean passage to the landmark structure. It will be bermed into the terrain to mitigate the 20’6” height from grade at the midpoint of the street-facing façade. Massing will be varied through distinctive building blocks. A large, glazed area is proposed on the south elevation.

H-96- 047B
In order to make its public spaces universally accessible, the Wheelwright Museum proposes to add an elevator to its main structure, together with a lobby on each of its two levels. This addition will be made on the south facade of the building, at its extreme west end. The addition will be away from public view and will be made in an area where the structure was altered in 1966.

H-96-047A
The decision of the Board was to designate the structure at 704 Camino Lejo, as described in case H-96-047, as a landmark for its unique architectural character, its association with William Penhallow Henderson, and its long-standing contribution to the Santa Fe community as an educational institution representing Native Americans.

1988
The Board approved a 6'-0" high wall and gate.

1986
The Board approved an addition to a guesthouse.

ADMINISTRATIVE:
5/2/2017 re-roof museum buildings.
7/29/2014 minor changes as submitted on June 30, 2014, for yard wall and gate area.
4/22/2014 Install 3 mechanical units; one on the ground behind a stuccoed wall, two on the roof behind the stuccoed parapet; shall not be publicly visible.
9/17/2013 Reduce the size of the 1-story addition at the southwest corner by approximately 500 sq. ft.
5/15/2013 Slight alteration to HDRB approval: 1) exterior lights at paths and parking, iron fence rusty tan colored, fence height reduced, fence layout shifted to preserve trees.
10/31/2012 Demolish garages at rear
7/26/2012 Storage building addition not to exceed 14'-0" high.
8/25/2008 Restucco and reroof the original building with the color and texture of the stucco to match the original and replace the skylight to match the existing.

APPLICANT'S REQUEST:
The applicant proposes to:

1) Construct a 2,060 gross sq. ft. addition to a height of 22'-0" where the maximum allowable is 16'-0" on a sloped site. The new roofed area will be 1,030 sq. ft. in each of the two stories, and a 324 sq. ft. portal will be constructed at the top of the slope on the north and east sides of the addition. Exceptions are requested to 14-4.6(E)(2)(II)(b) for constructing an addition on a primary façade and within 10' of the primary façade, and 14-4.6(E)(2)(II)(c) for exceeding 50% of the historic footprint, and a request for additional height is requested under the provision of section 14-4.6(F)(2)(II)(f).
    a. The addition will step down the slope so the overall height of the structure from the bottom of the slope is 22'0". The overall height of the previous non-historic additions is stepped up so that the parapets are found at 15' and then some at 25' from the bottom of the slope. The original historic structure stands at 25'0" on top of the hill. All of the additions are lower than the full height of the hogan portion of the structure because of the step down the slope. The maximum allowable height is 16'-0"; therefore, a request for additional height is made under the provision of section 14-4.6(F)(2)(II)(f): *"The HDRB 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 feet. In no case shall the height of a facade exceed four 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 setbacks from the street."

b. The 1,030 sq. ft. addition will encompass the 1968 addition and connect to the 2014 addition. The addition is on the historic 1968 facades and within 10' of the historic Hogan structure walls. An exception is requested to Section 14-4.6(E)(2)(II)(b) for constructing an addition on a primary façade and within 10' of another primary façade.
c. The new addition will house an "L" shaped 324 sq ft. entry portal to a height of 11'0". The portal is within 10' of the primary façade of the original Hogan historic structure. An exception is requested under 14-4.6(E)(2)(II)(b) for constructing an addition within 10' of the primary façade.
d. The original historic structure is 1,570 sq. ft., and the historic 1968 additions are 270 sq. ft. for a total historic footprint of 1,840 sq. ft. The existing non-historic additions are from 1997 at 668 sq. ft. and the 2014 addition at 4,363 sq. ft. The new addition at 1,354 sq. ft. (1,030 sq. ft. plus the 324 sq. ft. portal) will create a total of 6,385 sq. ft. of non-historic additions. The total non-historic additions will be at 347% of the historic structure footprint; therefore, an exception to 14-4.6(E)(2)(II)(c) for exceeding 50% of the historic footprint is requested.
e. The new addition will be constructed with a flat roof with parapets in recent Santa Fe style to match the design of the 1997 and 2014 additions.
f. The corners of the addition will be a 2" radius to match the radius of the 2014 addition walls.
g. The inset of the windows and doors will match the inset of the 2014 addition windows.
h. Windows and doors will be anodized aluminum to match the 2014 addition windows.
i. The stucco will be cementitious "Buckskin" in a floated sand finish to match the existing stucco.
j. The portal columns will be 10" sealed Fir.
k. Portal floor will be brick to match the existing terrace.

The proposed construction minimizes the impact on the significant status of the building and preserves the original hogan structure, therefore staff finds that the addition would not alter the landmark status. Though staff finds that the portal and addition should be decreased in size to further mitigate the impact on the structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(E)(2)(II)(b): The applicant requests an exception to *"All building additions shall be set back a minimum of ten feet from the primary facade."*

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

Applicant Response: The proposed addition of the Lobby to the existing north facade of the existing building will not be visible from Camino Lejo or from any of the adjacent properties, and will not have any visible impact on the neighborhood or the district.

Staff Response: Staff finds that this criterion is met. The visibility of the addition is the most effective for the intent of the addition. However, staff would recommend a decrease in the size of the portal to minimize the impact on the Hogan portion of the structure.

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

Applicant Response: The museum is in dire need of several upgrades that the proposed Lobby addition will provide:

a) A solution to Wayfinding issues: most visitors cannot easily find the existing front door to the

Museum on the East side of the 1937 historic building, which is not clearly or intuitively visible to the visitor as they approach the museum.

b) The historic entry on the East side of the Klah gallery opens directly into the Klah gallery. The lack of an airlock vestibule at this location presents serious challenges to the museum in maintaining temperature and humidity control in the gallery and poses serious risks to the artifacts and art on display in the Gallery space. To mitigate this condition, the applicant has constructed a temporary vestibule to the north side of the building.
c) The Lobby addition will allow the museum to replace an existing elevator that has reached the end of its lifespan and will no longer be serviceable. This will have a tremendous positive impact on the accessibility and functionality of the museum.
d) The lobby addition will restore the location of the stair to the lower level of the building to where it was previously located in the 1966 addition. This will restore the connectivity and visibility of the historic trading post to the visitor experience.
e) The Lobby addition will allow the galleries to be closed while allowing a visitor an accessible path to the historic gift store and accessible toilet facilities.

Staff Response: Staff finds that this criterion is met. A more intuitive and easily accessible entry to the museum would benefit the museum and the artifacts therein. The location on the structure is the more intuitive location for the entry when coming from the parking lot of the museum. However, staff would recommend a decrease in the size of the portal to minimize the impact on the Hogan portion of the structure.

(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: Allowing the Wheelwright Museum of the American Indian to construct the lobby will enhance the institutional functioning and longevity of the Wheelwright, which was the first museum on Museum Hill and remains a cultural destination. In turn, this will strengthen the unique heterogeneous character of the neighborhood and the city.

Staff Response: Staff finds that this criterion is met. The design team took into consideration locations on the 2014 addition. However, because these are located at the rear of the building, they held the same challenges for entry as the Klah gallery entry. This placement of the entry will ensure continued use of the museum. However, staff would recommend a decrease in the size of the portal to minimize the impact on the Hogan portion of the structure.

Exception to 14-4.6(E)(2)(II)(c): The applicant requests an exception to *"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."*

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

Applicant Response:

a) The proposed addition of the Lobby to the existing North facade of the existing building will not be visible from Camino Lejo or from any of the adjacent properties and will not have any visible impact on the neighborhood or character of the district.
b) The proposed design of the new Lobby addition is consistent with the design vernacular of the original buildings without imitating the original structures.

Staff Response: Staff finds that this criterion is not met.

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

Applicant Response:

a) This exception is requested to allow the applicant to replace an existing elevator that has reached the end of its lifespan and will no longer be serviceable. This will have a tremendous positive impact on the accessibility and functionality of the museum.
b) The lack of an airlock vestibule to the museum presents serious challenges to the applicant to maintain temperature and humidity control in the gallery spaces and poses serious risks to the artifacts and art on display in the Museum.
c) The lack of a viable Lobby space in the museum presents serious security and functional
d) challenges to the applicant

Staff Response: Staff finds that this criterion is not met. The 2014 addition far exceeded the footprint of the original historic structure and additions. Therefore, any further additions will exceed the historic footprint. However, the size of the addition and attached portal are disproportionate to the intent of the addition and block all public view of the historic Hogan.

(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: Allowing the Wheelwright Museum of the American Indian to construct the lobby will enhance the institutional longevity and functioning of the Museum, which, in turn, as the first museum on Museum Hill and a cultural destination in the City of Santa Fe, will strengthen the unique heterogeneous character of the neighborhood and the city.

Staff Response: Staff finds that this criterion is not met. The size of the addition and attached portal are disproportionate to the intent of the addition and block all public view of the historic Hogan.

Exception to 14-4.6(F)(2): The applicant requests an exception to exceed the maximum allowable height.

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

Applicant Response: This exception is requested as the proposed addition will be set back just over 300' feet from the street will not be visible from the street and does not impact the streetscape.

Staff Response: Staff finds that this criterion is met. Being set back from the street does not address the height issue. However, staff recognizes that the structure is stepping down a hill which is already established with structures and finds that this structure will not damage the character of the district.

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

Applicant Response: The proposed addition is 16'6" tall from adjacent grade and 7'-9" below the height of the existing historic Klah gallery. The proposed height is set by the requirements of the new elevator over-run and a desire to conceal future rooftop equipment - which would negatively (impact) the visual iconic character of the Klah Gallery

Staff Response: Staff finds that this criterion is met.

(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: Allowing the Wheelwright Museum of the American Indian to construct the lobby with a functional elevator and concealed rooftop equipment will enhance the institutional longevity and functioning of the Museum, which in turn, as the first museum on Museum Hill, and a cultural destination in the City of Santa Fe, will strengthen the unique heterogeneous character of the neighborhood and the city.

Staff Response: Staff finds that this criterion is met. The museum is multi-level and connecting those levels is essential for the continual functionality of the museum. Growth is required in this case and two-stories on the side of the hill will benefit the museum and minimize the impact of the height.

(iv) *Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;*

Applicant Response: The historic grow and the evolution of the built form of Wheelwright Museum of the American Indian is unique within the cluster of the adjacent Museums on Museum Hill. The museum is set back from the street, and the proposed improvements will not be visible from the street or impact the street scape. The proposed additions are necessary to preserve the viability and longevity of the institution.

Staff Response: Staff finds that this criterion is met. The slope of the hill allows for the structure to be at an increased height without negatively impacting the streetscape.

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

Applicant Response: While the proposed addition addresses existing and future needs, it is also a result of the following special conditions and circumstances which are not a result of the actions of the applicant:

- The existing elevator has reached the end of its serviceable life
- New and current standards in museum and art conservation necessitate the relocation and construction of a lobby with a vestibule airlock

Staff Response: Staff finds that this criterion is met. While these conditions do not necessarily necessitate a taller structure, the overall height of the existing building is 25' and the addition at the same height will appear to be shorter than the existing due to its location on the hill.

(vi) *Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).*

Applicant Response:

a) The proposed addition allows the applicant to continue to preserve the character, the historic structure and the iconic presence of the Klah gallery.
b) The proposed addition is in a simple mass harmonious with the Santa Fe historic style
c) The proposed addition allows the historic structures of the Wheelwright Museum of the American Indian to be legible and iconic.

Staff Response: Staff finds that this criterion is met. The height of the proposed structure is lower than the rest of the structure due to how it steps down the hill. The height does allow for use of the small space from the existing entry to the lower level for the addition to provide the amenities for which it is intended.

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.

C. Buildings with Significant or Contributing Historic Status

1. 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 of 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.*

E. 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 14-4.6(G).

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
9. Murals
10. Pedestrian-Oriented Areas

F. Height, Pitch, Scale, Massing, and Floor Stepbacks.

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

I. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

The height limitations in this subsection F apply:

a. Within the following historic districts:
    1. Downtown and Eastside;
    2. Don Gaspar Area;
    3. Historic Transition; and
    4. Westside-Guadalupe.
b. In the Historic Review district, as specified herein.

II. Streetscape Standards

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape

2. Height

I. Official Map of Building Heights in the Historic Districts - Procedures

II. Height Limitations

The HDRB 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 exceed two feet of the average 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 exceed two feet of the average of the ridge height of the pitched roofs in the streetscape.
c. Yard walls and fences shall be limited to a height that does not exceed the average of the height of other yard walls and fences in the streetscape.

d. The height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section.
e. The height and dimensions of signage are as set forth in Section 14-7.61, *Sign Regulations in the Historic Districts.*
f. The HDRB 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 feet. In no case shall the height of a façade exceed four 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 setbacks from the street.

III. Height Measurement

a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in open or closed position).
b. For structures that do not have street frontage, height shall be determined by the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 percent 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.

V. 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.

VI. Massing and Floor Stepbacks

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB in making such determinations shall take into account whether the height of the proposed building, yard wall, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The HDRB shall also require that the publicly visible facades of the structure be in conformance with Section 14-4.6G), *Additional District-Specific Design Standards,* and, in meeting those requirements, may require that different floor levels be stepped back.

G. Additional District-Specific Design Standards

3. Historic Review District

I. Applicability

a. The Planning and Land Use Department shall review and approve or deny all applications for new construction, exterior alteration, and demolition of structures in the historic review district in accordance with the standards set forth in this section.

b. The Historic Districts Review Board shall review and approve or deny new construction of commercial, residential multi-unit, public structures, and those structures requiring the Board's review as specified in Section 14-4.6F.2). Approval, denial, or referral shall be indicated on the application for the construction permit.

II. Exterior Design Elements and Standards

Compliance with the following structural standards is required when exterior features of buildings and other structures that are visible from any public street, way, or other public place are erected, altered, or demolished.

a. Exterior Wall Finish Materials

1. Slump block, stucco, or stone shall be used as exterior wall materials. Wood and other materials may be used for details.
2. Aluminum siding, metal panels, mirrored glass, and unstuccoed masonry units or unstuccoed cement shall not be used as exterior wall materials; and
3. The color of stuccoed buildings shall predominantly be brown, tan, yeso, or local earth tones. Stone surfaces shall be in the natural color. Entries and portals may be emphasized by the use of white or other colors or materials. Painting buildings with bold repetitive patterns or using buildings as signs is prohibited.

b. Roofs and Building Massing

1. Buildings shall be designed to be "wall-dominated," which means that the building's geometry is more defined by walls than by roofs.
2. In order to emulate traditional Santa Fe architecture and construction traditions, structures shall be designed to appear essentially as structures with massive walls which are defined as being built or appearing to be built of adobe construction, wall thickness appearing massive in relation to wall height, and where applicable, the depths of windows, doors, and entry openings showing the massiveness of the structure. Structures shall be wall-dominated, except under portals.
3. The mass elements that make up the building composition shall appear as single blocks. Buildings with ground coverage of over 20,000 square feet and over one story shall be designed to appear more as an aggregation of smaller "building blocks" rather than a single large box

or block.

4. Buildings with flat, gabled, shed, and hipped roofs can be designed as "wall-dominated" solutions and are allowed. However, gabled, shed, and hipped roofs are only allowed if sufficient evidence is provided by the applicant showing that there are pitched roofs within the related streetscape, as viewed when standing in the public street in front of the site.
5. The height of the roof above the wall shall be no greater than the height of the walls.
6. Folded plate, hyperbolic, mansard, or red tile roofs are not allowed. Roofs in local earth tones are preferred.
7. Roof-mounted mechanical, electrical, and telephone equipment and other obtrusive structures shall be architecturally screened with opaque materials by raising the parapet, boxing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problem.

c. Solar Energy Systems

The use of solar and other energy-collecting and conserving strategies is encouraged. The use of large, glazed areas on south-facing walls for trombe walls or other solar collectors, direct gain, or other collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened as follows:

1. Raising the parapet to a maximum of two feet;
2. Setting back from the edge of the roof;
3. Framing the collector with wood;
4. In pitched roofs, by integrating the collector into the pitch.
5. In-ground solar collectors by a wall or vegetation;
6. In-wall collectors or greenhouses, by enclosing the end or other walls;
7. Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.

d. Cantilevers

No cantilever or beam, plate, or other projection from a wall that is unsupported at the other end is allowed except over the projecting vigas, beams, or wood corbels or as part of the roof. The use of arches is discouraged except in free-standing walls.

e. Walls/Fences

Walls and fences visible from the street shall be built of brick, adobe, rock, masonry, wood, coyote fencing, wrought iron, slump block, or similar materials. Walls of unstuccoed concrete block or unstuccoed concrete, chain link, metal wire, or similar materials are prohibited, except where the wall or fence is not visible from the street.

f. Parking

When parking spaces are required for commercial or multi-unit residential buildings, they shall be placed to the rear or side of the building. When parking areas are visible from the street, they shall be screened from view by walls, fences, vegetation, planters, earth berms, or other means.