City of Santa Fe, New Mexico

memo

DATE: November 10, 2026

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2026-012491-HDRB. 511 Paseo de Peralta. Downtown & Eastside Historic District. Marisol Ortiz, agent for Peralta's Walk LLC, owner, proposes to construct a 6,212 sq. ft. multi-family residence to a height of 22'-5", where the maximum allowable height is 23'-10" on a sloping vacant lot. An exception is requested to Section 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 documents]

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(F)(2) for exceeding the maximum allowable height is no longer required. 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)(2) Downtown and Eastside Historic District Design Standards.

Sample motion:

a. In case 2026-012491-HDRB, for 511 Paseo de Peralta, approve or deny the other elements of the application as submitted.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-14-4.2(D). Archaeological clearance has been issued on this property.

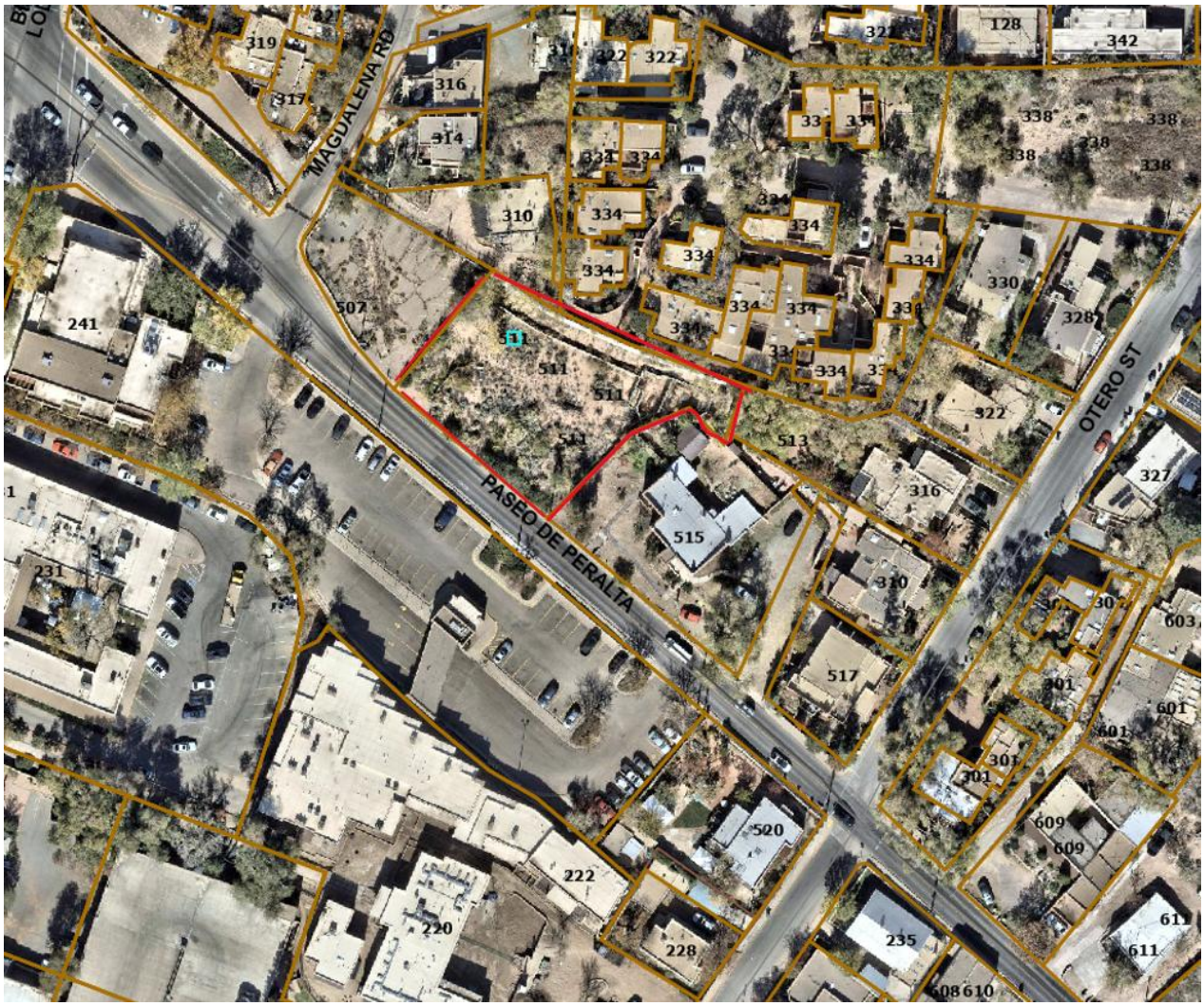


Figure 1: Property Location

BACKGROUND & SUMMARY:

Background:

The development of 507 and 511 Paseo de Peralta came forward for review by the Historic District Review Board (HDRB) in 2014 under case H-14-034. Subsequently, a development plan was approved by the

Planning Commission in 2014, however that approval expired. In 2023, the project was reviewed and approved again by the Planning Commission. The applicant received a one-year extension in 2026 and has since recorded their Development Plan, solidifying their approval.

The project came back before the HDRB in June of 2026, requesting approval of their new design. The Board expressed concerns about the cantilevered roofs, steel elements, windows too close to the roofline, the more modern style, and the setbacks at the streets and corners. The Board also expressed concern about the structure's proportion to the streetscape, especially the residences to the north, and recommended single-story structures along the street with taller portions at the rear of the lot. The board also questioned the accuracy of the building height calculation. Staff redid the calculations and concluded that the maximum allowable height for the site is 23'-10", disagreeing with the previous 23'-0" calculation. The difference between this calculation and the previous calculation is that the previous calculation rounded the heights off, so the maximum allowable height was an even number of 23'-0".

Public comments from the June 2026 hearing showed concern for the narrow driveway, lack of fall protection, poor condition of the existing retaining wall, setbacks not being compatible with the proximity to neighboring properties, the height of the structures, drainage, the design not matching the existing neighborhood, the modern style, and site visibility at the corner of Magdalena.

The case was postponed for a redesign taking into consideration the comments from the Board and the public. The applicant has addressed the cantilevered roofs by changing to parapets, eliminated the metal elements by using wood, set the windows 3" into the walls, and bull-nosed the corners with 3" radii. The drawings were corrected to show the windows at a more accurate distance from the roofline. While the overall lot coverage is not altered, the applicant confirmed that the corner at Magdalena will have site visibility due to the setbacks and the careful location of an open portal in that area.

The applicant has provided updated elevation drawings specifying the maximum heights at the midpoint of the street facing facades along Paseo de Peralta (22'-5"). Per Section 14-4.6.F.2.III.a, in historic districts, height shall be measured as, "*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 applicant is requesting a height of 22'-5" where staff's calculation provides for a maximum allowable height of 23'10". Due to the change, a height exception is no longer necessary.

Site Description:
The property is located to the east of the corner of Paseo de Peralta and Magdalena Road on the north side of the road. The subject property is a 0.37-acre vacant lot with some vegetation and the remains of a previous structure that was not completed. There are existing retaining walls along the north and east property lines and a short rock retaining wall along Paseo De Peralta.



Figure 2: 511 Paseo de Peralta

PREVIOUS CASE SUMMARIES:

ARC:

ARC clearance is issued for 511 Paseo de Peralta.

HDRB:

2014 appeal of 511 Paseo de Peralta for the decision made by the Historic Districts Review Board to deny a request to remove the stone wall, stating that the approved partial removal did not allow for sufficient sight triangle to be provided for vehicles wanting to exit the development as required to comply with AASHTO standards according to the Public Works Division. The City Council upheld the HDRB decision to deny removal of the wall.

H-14-034 Request for revised plans to construct four residential units in two above-grade structures totaling 11,476 sq. ft. and a 4,340 sq. ft. sub-grade parking structure was heard on July 22, 2014. The board decided to approve with the conditions that there be no publicly visible rooftop appurtenances, any stone veneer shall be real stone veneer rather than cast, the metal caps shall be removed from all parapets, exterior lighting shall be brought to staff for approval, the applicant shall return to the Traffic Engineering Division to reduce the amount of wall tapering needed on the stone wall, and all tapering of the stone wall be done by hand.

H-09-032 amend a previous approval to construct seven residential units for a total of 10,168 sq. ft. to a maximum allowable height of 19'-6" with alterations to window and door locations. The board approved the request with the conditions that all windows be true or simulated divided light, there be no visible rooftop appurtenances, the historic stone wall be repaired so that the flat-sawn stones look more natural without any height increases such as flipping them in position, the cement stucco color, and the colors and materials of walkways, windows, and the design of exterior light fixtures be approved by staff before applying for a permit.

H-04-114 request to demolish 16 additional feet down to 3' high and approximately 22 additional feet with a height taper of an historic stone wall along the streetscape in the Downtown and Eastside Historic District. Staff did not find that the exception criteria were met and recommended denial of the exception. The HDRB denied the request.

H-04-114: The HDRB approved on 9/13/2005 to construct seven single-family residences designed in the Spanish Pueblo Revival style with rounded parapets, second-floor balconies, projecting vigas, exposed wooden headers, and portals with carved corbels.

ADMINISTRATIVE:
2022-005196-ADMIN Third extension of case H-14-034 to June 12, 2023.

2022-005103-ADMIN extended approval of case H-14-034 that was approved in the 2018 case to June 12, 2022.

2023-007125-HDRB alterations to HDRB approval for windows and doors

8/22/2016 Slight alteration to the HDRB approval H-14-034 for light fixtures, massing dimensions, doors, windows, utility court gates, and stairs.

11/26/2009 Freestanding sign

9/1/2009 HDRB conditions of approval are met: stucco color in "Pecos" finish colors submitted, exterior lights, earth tone concrete "oatmeal buff," and two minor alterations: unit 7 north elevation French door to a single door and window, and unit 4 north elevation second floor add two windows.

3/13/2009 amend previous HDRB approval for building permit in process to construct a 30" parapet that increases the SE corner of unit 7 from approximately 12' to 15' under the maximum allowable height of 19'-6" and relocate window and door to be compliant with the zero-lot line situation.

PLANNING COMMISSION:
Under case 2026-012157-PLBD, the development plan time extension was approved.

Under case 2023-006271-PLBD, the development Plan for both 507 and 511 Paseo de Peralta was approved.

Under case 2014-000045, the Paseo North Development Plan for 507 and 511 Paseo de Peralta was approved.

APPLICANT'S REQUEST:
The applicant proposes to:

1) Construct a 6,212 sq. ft. multi-family structure with five (5) residential units to a maximum height of 22'-5" where the maximum allowable height is 23'-10" on a sloping vacant lot. All buildings are of Pueblo Revival design with earth-toned stucco finishes, designed with flat roofs and parapets. Each building uses a variety of setbacks and offsets to break up the massing.

The proposed project includes 5 condominiums in a two-story building. The tract is zoned R-21, which allows for multiple units on the lot. The tract has an approved 2023 Development Plan with the city, which matches this request.

a. The buildings will form a "U" around a central courtyard.
b. The perimeter of the courtyard will be covered with portals to protect residence entrances.
c. All exposed framing will be of wood.
d. Roofs will be flat and concealed by parapets.
e. Each unit will have chimneys that are clad with stucco and have stone caps and steel exhaust pipes.
f. Exterior corners will have minimum radii of three inches.
g. Second floor balconies will have stucco parapet walls and be partially covered by thirty-inch-deep cantilevered metal roofs supported by wood beams.
h. Ground level units will include a patio covered by metal roofed portals with wood frames and wood vertical columns at the outside corners.
i. There will be two garages at each end of the central parking area with sides open to the parking area. The garage adjacent to Paseo de Peralta will have small windows in the south wall to break the massing. The garage doors will be steel with a simulated wood-grain finish in a dark bronze and will contain no windows.
j. Exterior lighting will be dark-sky compliant sconces in dark bronze.
k. Windows will be set within the walls for a minimum of three inches and located at a minimum of 36 inches from any outside corner.
l. Glazing on all facades is under 40%.
m. The windows will be aluminum-clad wood with simulated horizontal muntins in a dark bronze and will feature non-reflective glazing.
n. Stucco will be synthetic in an earth tone.
o. A swimming pool will be located in the courtyard.

2) Install a wrought iron fence to a height of with a wrought-iron gate at a height of 6'-0" for entrance to the units on the west of the courtyard.
3) Construct yardwalls to a height of 4'0" to the interior of the existing stone wall on the south of the property. There will be no changes to the existing stone wall, which is designated as contributing to the Downtown and Eastside Historic District.

This project is proposed in unison with the project planned at 507 Paseo de Peralta. The overall project with both addresses' roofed area will be 10,447 sq. ft. The full project will have a single driveway entrance to the shared parking area.

The applicant has taken some points of discussion from the previous hearing into consideration, additionally staff finds that design and height comply with the design standards for Recent Santa Fe style as articulated in the Downtown and Eastside historic district standards.

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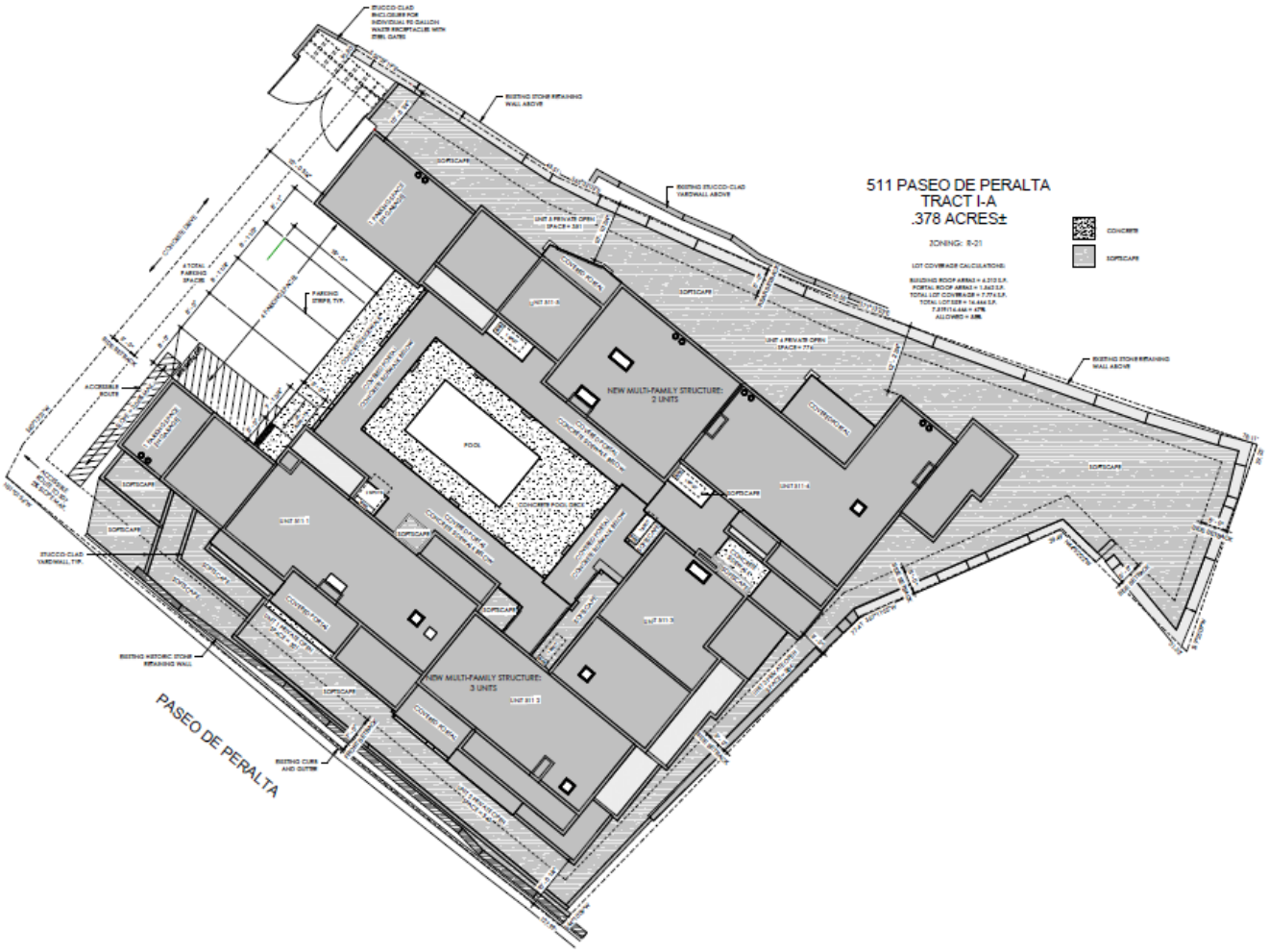


Figure 3: Proposed Site Plan



Figure 4: Proposed North Elevation

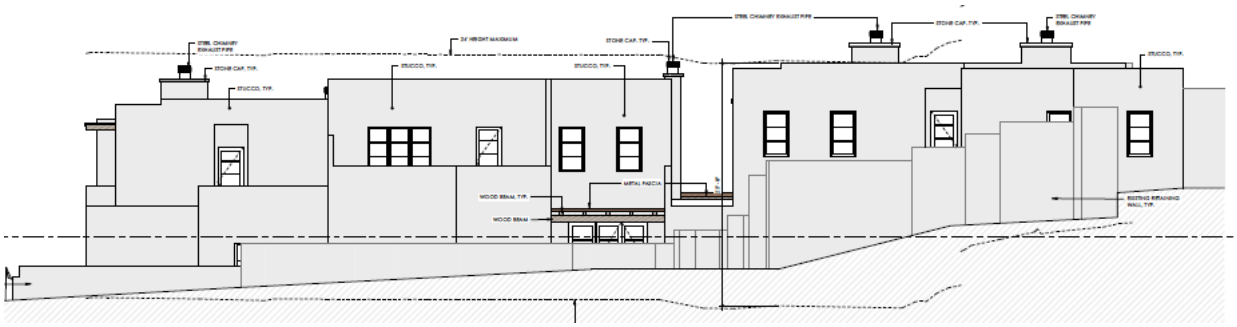


Figure 5: Proposed East Elevation

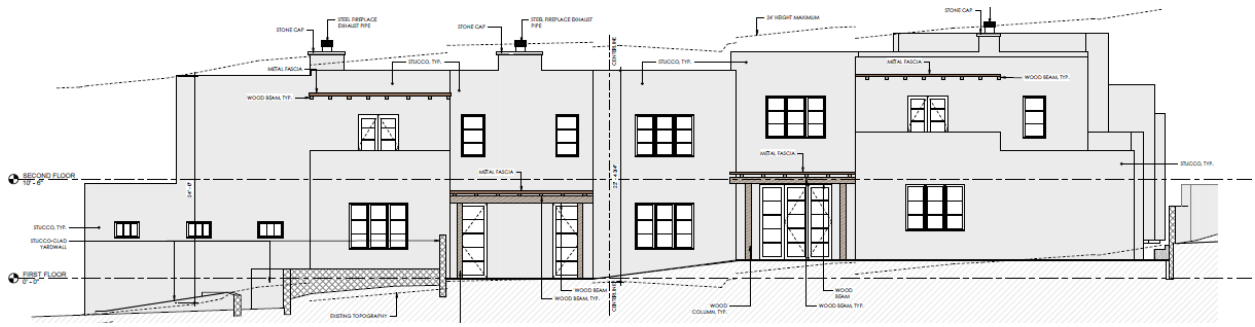


Figure 6: Proposed South Elevation

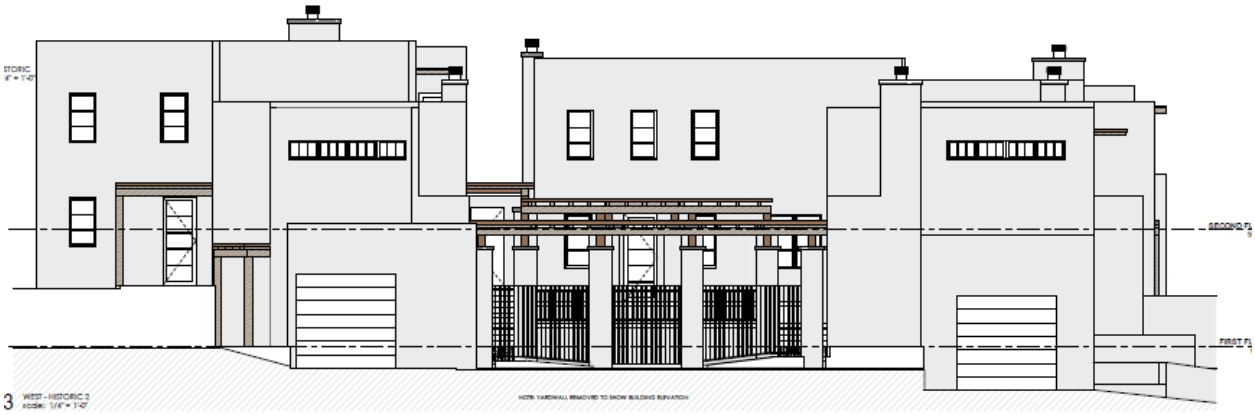


Figure 7: Proposed West Elevation

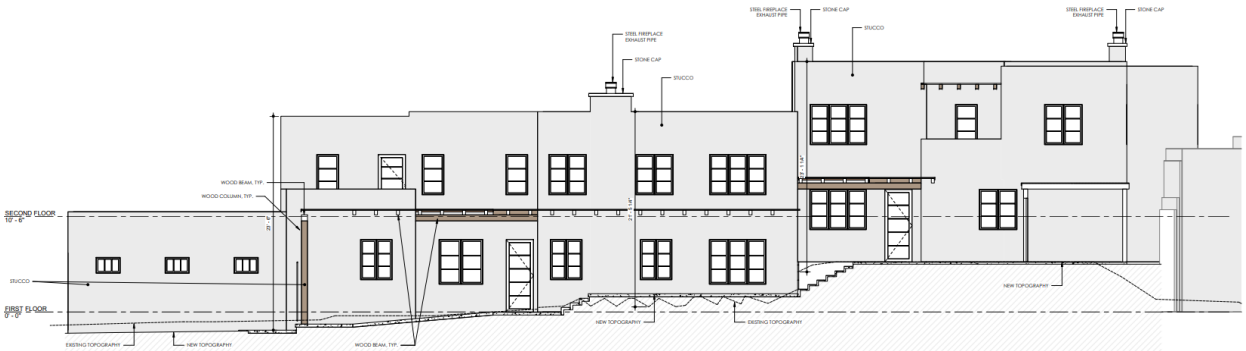


Figure 8: Proposed Internal Courtyard North Elevation

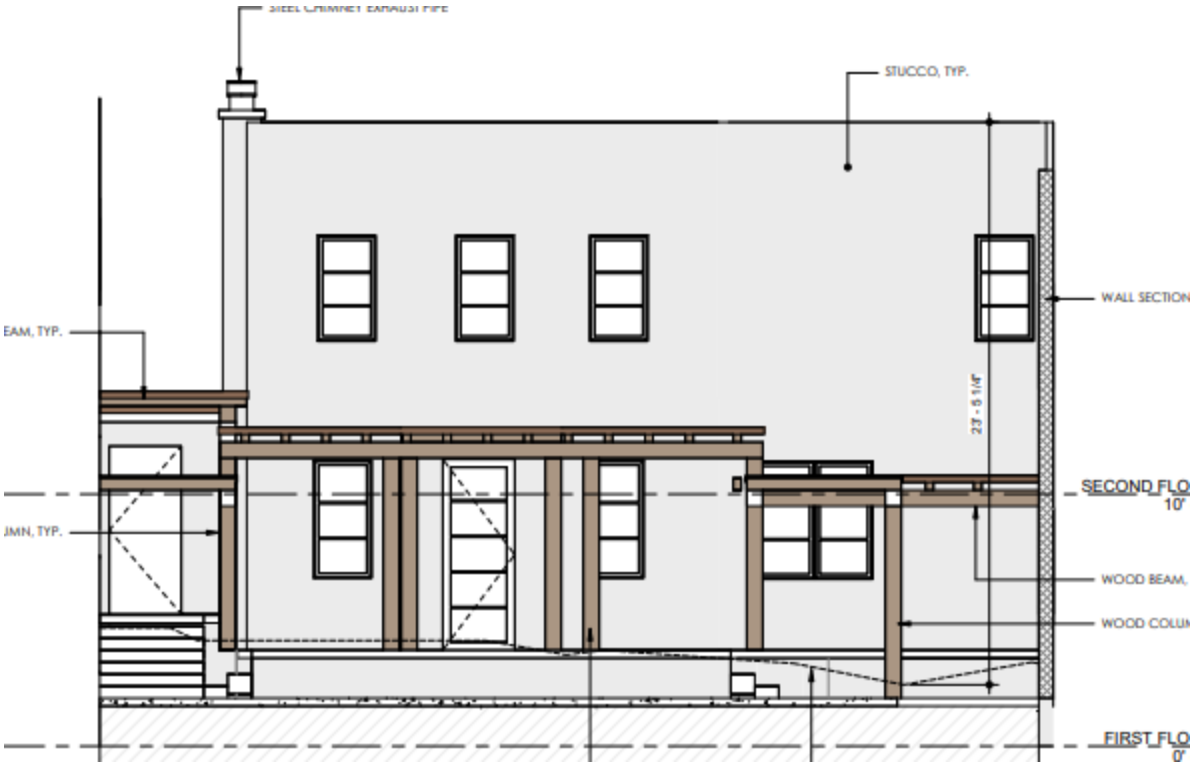


Figure 9: Proposed Internal Courtyard West Elevation

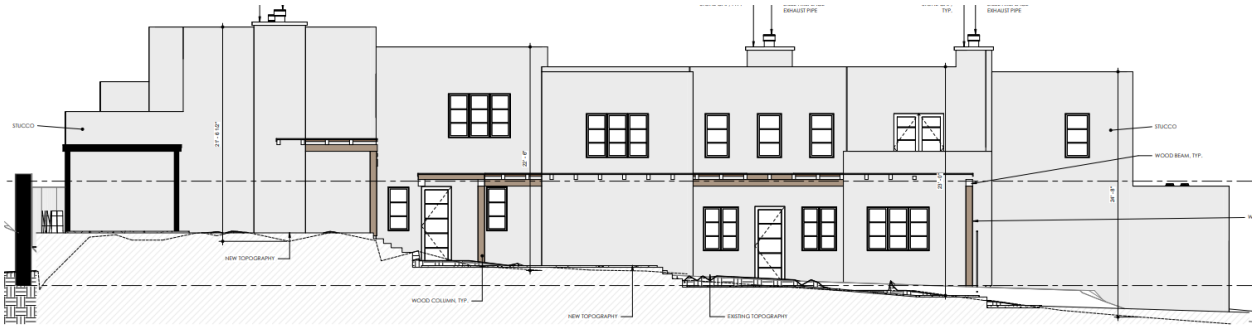

Figure 10: Proposed Internal Courtyard South Elevation


Figure 11: Rendering South and East Elevations



Figure 12: Rendering South and West Elevations

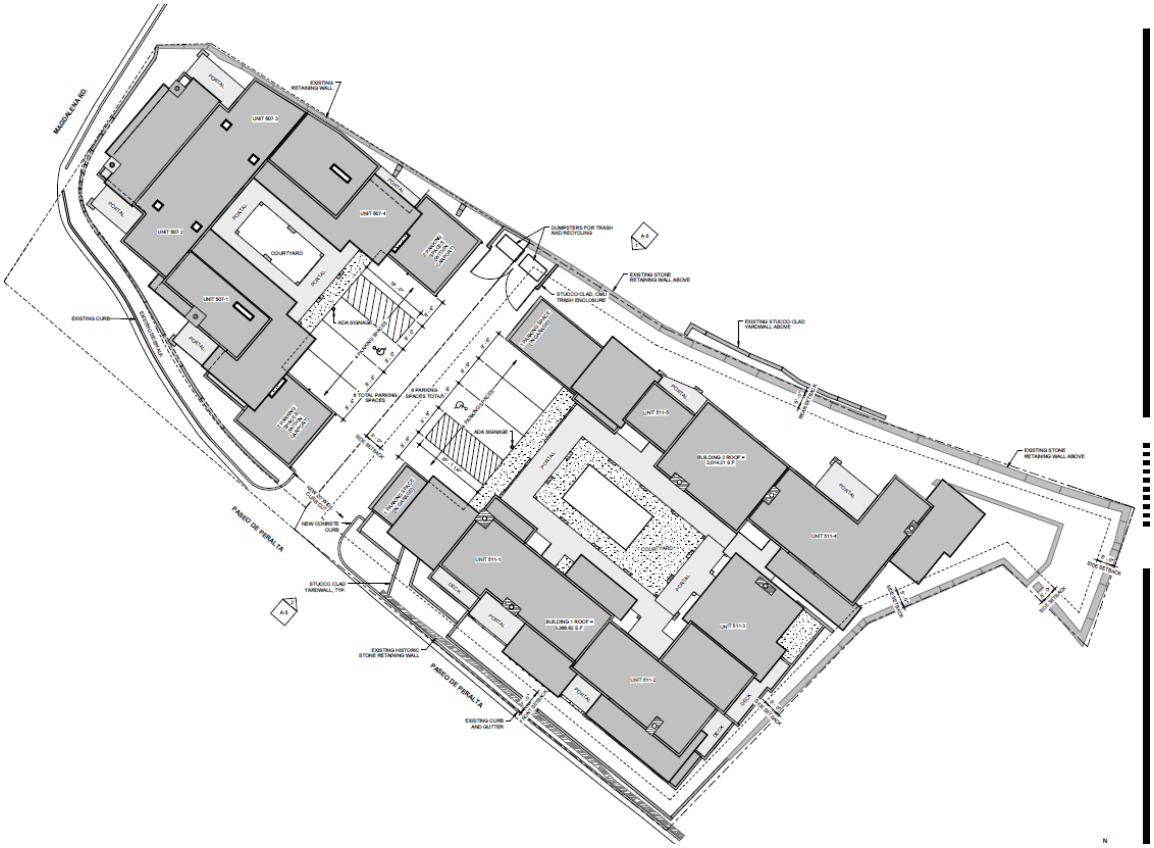


Figure 13: Full Project Site Plan

EXCEPTION CRITERIA AND RESPONSES:

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

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

Applicant Response: Currently, the proposed site is an abandoned building site with a large, stone retaining wall bordering the rear side. Past the wall are several residences that are elevated above the property. Allowing a taller building in this location still allows the building to fit within the character of the streetscape and helps to soften the current abrupt juxtaposition of the Paseo de Peralta streetscape to the houses elevated above.

Staff Response: Staff finds that this criterion is met. The character of the Downtown and Eastside District is one of dense residential development with a mix of commercial and institutional uses. Nearby the proposed development you find several tall historic structures including the Scottish Rite Temple, City Hall and the Federal Courthouse, in addition there are modern buildings like Wells Fargo and several two-story residences along the north stretch of Paseo de Peralta and tucked in along the neighborhood above the site. The proposed design meets the standards of the recent Santa Fe Style, which allows for more than two stories if the facades include projecting or recessed portals setback per section 14-4.6(G)(2)(II)(a) "*No building shall be over two stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;"* The proposed design includes these design elements and will not damage the character of the streetscape or the Downtown and Eastside historic district as there are existing structures at a similar height and design. Adding an additional two-story structure at this site 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 new building is proposed as a two-story structure to allow adequate living space for each of the units in such a compact location. The building height has been kept to a minimum for two stories while still allowing ceiling heights that do not feel too low and the required amount of structure between floors and in the roof.

Staff Response: Staff finds that this criterion is met. It is in the general public's welfare that this vacant lot be developed for additional housing downtown in a very walkable and centralized location. The lot is constrained via the retaining wall to the north, historic stone wall along Peralta de Peralta making it difficult to place multi-family homes within a single-story on this lot.

(iii*) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.*

Applicant Response: The proposed building sits in the area where the city transitions from higher density and taller construction of the downtown area to areas of construction which are lower in height. Also taken into consideration is the nature of the site and the surrounding lots higher in elevation, as explained above. The proposed building on the 511 Paseo de Peralta

property, along with the proposed building on the 507 Paseo de Peralta property, helps with the transition between the two areas of construction. The transition the buildings provide is taller construction on the lower area of Paseo de Peralta and surrounding properties, reflecting the nature of the buildings of downtown, while the upper portions of the buildings infill the abrupt change in elevation of the 1-story buildings above, bringing them into the scale of those neighborhoods as well.

Staff Response: Staff finds that this criterion is met. The applicant has taken into consideration the design elements of the structure and created a design in-keeping with the district standards and previous discussions with the Board to strengthen the character of the City. The addition of residential uses to a vacant lot will help ensure that the Downtown Historic District expands its residential options and more people can continue to reside downtown.

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

Applicant Response: As stated above, the proposed building on the 511 Paseo de Peralta property, along with the proposed building on the 507 Paseo de Peralta property, help to soften the transition from taller construction in the downtown area to the shorter construction in the surrounding residential areas. That, along with the fact that the surrounding areas are elevated quite a bit above the Paseo de Peralta streetscape, requires the new buildings to be taller in scale to "bridge the gap" between the two. Also, the property is in the R-3 Residential district, which has a maximum height of 24 feet, right at the height of our proposed structure.

Staff Response: Staff finds that this criterion is met. The lot sits considerably lower in elevation than the structures immediately north of the site atop the large retaining wall. The height of the proposed buildings will provide a visual bridge, where there is now a large visual gap. The additional design elements such as portales and stepbacks will further aid to break up the massing along the streetscape.

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

Applicant Response: The existing site, while directly accessed from the Paseo de Peralta streetscape, backs up to surrounding properties whose elevations start anywhere from just below the top of the proposed structure to approximately five feet higher.

Staff Response: Staff finds that this criterion is met. This property sits considerably lower than the properties to the north and east and is constrained by the large retaining wall and historic stone wall along Paseo de Peralta.

(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: The surrounding neighborhood has a mix of Territorial and Pueblo styles. The proposed building is to have flat roofs screened behind low parapets, layered facades with bullnosed corners, exposed wood elements, and wrought-iron metal components which continue the characteristics of the surrounding neighborhood.

Staff Response: Staff finds that this criterion is met. The property is on the edge of the R-21 (residential with up to 21 units per acre) zoning district, which allows for 38'-0" height with the development plan. It abuts the Business Capital District Marcy Street Subdistrict (BCDMAR), which allows for structures up to 27'-0". Staff's calculation indicates a Historic District height allowance of 23'-10". The structure is requested at 22'-5" and will create a transition from the neighboring residential district to the BCD district.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

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

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 façade.
   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 14-4.6(D).

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 14-2.1(G)(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.

l. 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 of buildings with pitched roofs, the proposed building may have a pitched roof. A pitched roof is defined as a gable, shed, or hipped roof. The pitch of the roof shall match the predominant pitch extant in the streetscape.

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

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 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-spouts, flanking buttresses and wooden lintels,

architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, slightly ogival, 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 aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

e. True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

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

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 portals 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.