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 and Amanda Romero, Senior Planners, Historic Preservation Division ALR

2026-013420-HDRB. 616 Acequia Madre. Downtown & Eastside Historic District. Significant. Woven Architecture, agent for Jusbasche Investments Ltd., owner, proposes to remove the rear shed, construct an 82 sq. ft. addition to a height of 9'-10" where the existing height is 11'-6", repair the portal and replace windows and doors, basement covering, gutters, downspouts, fascia, repair parapets and fascia, decking, and vigas; repair garage doors; alter the door opening on the east facade, stucco, and replace hardscaping at the guest house. Exceptions are requested to 14-4.6(E)(4)(II) for removing historic material, to 14-4.6(E)(4)(I)(a) for replacing historic windows, to 14-4.6(E)(4)(I)(b) for altering an opening on a primary façade, and to 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade.

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(E)(4)(II) for removing historic material have been met and recommends retroactive approval of the removal of the shed in the southeast corner.

Staff finds that the exception criteria to section 14-4.6(E)(4)(I)(b) for altering an opening on a primary façade have been met and recommends approval of the widening of the easternmost garage door.

Staff finds that the exception criteria to section 14-4.6(E)(4)(I)(a/b) for altering an opening on a primary façade have been met and recommends approval of the changing of a door to a window.

Staff finds that the exception criteria to section 14-4.6(E)(4)(I)(a/b) for altering an opening on a primary façade have been met and recommends approval of the changing of a window to a door.

Staff finds that the exception criteria to section 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade have been met and recommends approval of the addition in the southwest corner.

Otherwise, staff recommends approval of the other elements of the application except the replacement of the garage doors, as that request would require an exception and further review, 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 motions:

a. In case 2026-013420-HDRB, for 616 Acequia Madre guest house, approve/deny the exception to 14-4.6(E)(4)(II) for removing historic material, finding that the exception criteria have/have not been met
b. In case 2026-013420-HDRB, for 616 Acequia Madre guest house, approve/deny the exception to 14-4.6(E)(4)(I)(a) for replacing historic windows, finding that the exception criteria have/have not been met
c. In case 2026-013420-HDRB, for 616 Acequia Madre guest house, approve/deny the exception to 14-4.6(E)(4)(I)(b) for altering an opening on a primary façade, finding that the exception criteria have/have not been met for widening the garage door opening.
d. In case 2026-013420-HDRB, for 616 Acequia Madre guest house, approve/deny the exception to 14-4.6(E)(4)(I)(b) for altering an opening on a primary façade, finding that the exception criteria have/have not been met for altering a door to a window.
e. In case 2026-013420-HDRB, for 616 Acequia Madre guest house, approve/deny the exception to 14-4.6(E)(4)(I)(b) for altering an opening on a primary façade, finding that the exception criteria have/have not been met for altering a window to a door.
f. In case 2026-013420-HDRB, for 616 Acequia Madre guest house, approve/deny the exception to 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade, finding that the exception criteria have/have not been met
g. In case 2026-013420-HDRB, for 616 Acequia Madre guest house, 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 Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-14-4.2(D). There may be archaeological concerns associated with this project, and archaeological clearance will be required.

BACKGROUND & SUMMARY:

Streetscape:
Downtown and Eastside Historic District, the property runs parallel to the Acquia Madre, "The Mother Ditch" and is very unique to the streetscape.

Site Description:
According to Camino Del Monte Sol Architectural Historic Survey: *"This classic Territorial Revival was constructed in 1925 on an alfalfa field purchased from Candido Herrera. It was designed by the owner, Mrs. Eva Scott Fenyes, and her daughter, Leonora Musse Curtin, without the assistance of an architect, and built by Charles Campbell. Mrs. Fenyes came to Santa Fe in 1888 and four generations of the family have lived in the house to date. It is known variously as the Curtin House and the Paloheimo House. Mr. Paloheimo is a native of Finland and was, until his retirement, consul representing Scandanavian interests in the Southwest. His strong interest in historic preservation has, among other things, moved him to establish Los Golondrinas, a reconstructed SpanishAmerican settlement in the vicinity of Santa Fe. The house itself is one of the clearest examples of Territorial Revival in the district. Note should be taken of the brick dentil coping on the parapet, the pedimented window frames, and linear facade. The use of corbels, rather than capitals, on the indented porch is a feature more appropriate to Pueblo Revival, however." (p. 20)*

"This home was a gathering place for artistic and cultural community in Santa Fe including photographer Ansel Adams, artist Gustave Baumann and architect John Gaw Meem, and scholar/publisher J.B. Jackson," as stated in Old Santa Fe Today, Edition 5. The main house's original address is 614 Acequia Madre this was changed in addressing in 2025 to 616 Acequia Madre Main Residence.

The garage was originally addressed as 616 Acequia Madre and is now known as 616 Acequia Madre Guest House. The structure is also frequently called the Carriage House. The Santa Fe County assessor's office shows it being built in 1927. Also recorded from the Camino del Monte Sol Historic Architectural Survey, the guest house is designated as Significant. The guest house is Territorial Revival Style with brick coping and horse barn doors while the porch contains corbels and vigas of a Pueblo Revival style.

There is a horse barn and high yard walls on this property; however, they are not a part of this application and were not detailed in the HCPI. They are currently not statused.

PREVIOUS CASE SUMMARIES:

ARC:
No archaeological clearance has been issued for this property. New construction on the property may require archaeological clearance.

HDRB:
The status for the property was reviewed in May 2026 under case 2026-012512-HDRB. The main residence and the guest house were both designated as significant, with all facades as primary.

ADMINISTRATIVE: 2022-005745-ADMIN (re-stucco walls, replacement of lanterns)
2019-00946-ADMIN (brick Replacement, re-roof, and repair parapets)

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations to the guest house:

1) Remove the shed on the southeast corner of the guest house. This shed was removed prior to making this request. This request is for retroactive approval of this removal.
2) Construct an 82 sq. ft. addition to a height of 9'-10" where the existing height is 11'-6" on the southeast corner of the guest house. There is an existing toilet and sink stub-out and vent pipe in this location which provides the necessary piping for the addition. The addition will house a single exterior door on the east elevation and a single window on the south elevation.
3) Repair the portals.
    a. At the north portal, the existing concrete slab will be demolished and replaced.
    b. At the south portal, the existing rotten wood posts and caps will be removed and replaced. The replacement posts will match the size, detailing, and finish. The existing slab will be removed and replaced.
4) Replace windows and doors.
    a. Under the south portal is a window at the existing pantry. This window will be removed and replaced with a wood exterior door to create a storage closet.
    b. An exterior door on the west side will be replaced with a 2'10" by 3'-0" window which will match the divided lites of the existing windows.
    c. Wood trim around the windows will be repaired.
    d. Concrete windowsills will be replaced where they are failing with new concrete to match the existing shape and size.
    e. Repair all windows and screens in need due to damage and cracks.
5) Repair the south elevation garage doors if it is possible to make them functional. The applicant does propose to replace these doors if they find they are not repairable. The replacement would require an exception and should not be considered a portion of this request. These doors are considered one of the defining features of this façade.
6) Increase the size of the garage door opening on the east façade (facing north). An exception is requested to 14-4.6(E)(4)(I)(b) for altering an opening on a primary façade. The door opening is currently 9' wide. The opening will be increased to 10' to fit modern vehicles in the garage. This replacement will result in a new wood lintel above the doors and a new wood door.
7) Repair the adobe behind the stucco at the concrete base that will be removed on the east elevation.
8) Repair the adobe on the south elevation that is delaminating from the walls.
9) Replace rotten wood beams and viga ends on the north façade and cover them with copper flashing.
10) Replace the canales with metal liner.
11) Replace gutters, downspouts, and fascia. The metal fascia wrapping the parapet will be removed and replaced with new metal coping at the parapet top.
12) Repair parapets.
13) Repair the portal decking.
14) Replace the existing concrete slab on the east elevation.
15) Replace the basement covering on the south elevation. This covering exists with two plywood doors. The plywood will be replaced.
16) Remove the roofing material that was previously used to patch a damaged area of the west wall. This will be repaired as needed and stuccoed to match the rest of the structure.
17) Stucco using cementitious "Torreon", and cementitious "Marble White".
18) Stain wood using Dunn Edwards "Enchanting Ivy".

19) Paint trim using Sherwin Williams “High Reflective White”.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(E)(4)(II): The applicant requests an exception to remove historic materials for demolishing the shed.

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

Applicant Response:

a. South Façade – Proposed Removal of Remnants of Wood Shed, Previously Demolished.

This exception to allow for removal of historic material will not damage the character of the district because the overall character, scale, and style of this historic building will remain unchanged. This portion of the building is non-historic, and it has no merit or value to the history or architecture of this property. It was built to be used as storage, sometime after 1974, and had deteriorated. Pests, including birds, rodents, and other creatures had contributed to an unsafe environment. As photo Exhibit A shows, it was built of a mix of random materials, including prefabricated trellis, corrugated metal, wood, and plywood. Its demolition will certainly not damage the character of the district.

Staff Response: Staff finds that this criterion is met. While the shed is historic, meaning at least 50 years of age, it detracts from the historic character of the building. It is not publicly visible and is made of materials that do not blend well. Staff recommended in the status review of the property that this portion of the structure be considered non-contributing. It will add to the character of the district by being removed.

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

Applicant Response:

a. South Façade – Proposed Removal of Remnants of Wood Shed, Previously Demolished.

An exception to the design standards would prevent the following hardship to the applicant – this shed is unsightly, is not intended for human inhabitants, and is structurally unstable. As seen in the photograph Exhibit A (below), the shed was built of random assortment of materials and detracts from the significant status of the property and this structure. There is not much the applicant can do to make this shed comply with building codes, and it was harboring pests, creating an unsafe environment for people and the structure itself. It is a hardship to keep the (possibly) non-historic shed while also allowing access for much needed repairs to the building where it attached.

Staff Response: Staff finds that this criterion is met. The shed structure was of questionable condition and was not a liveable or usable space. Its removal adds to the character of the building by uncovering the original walls.



Applicant's Exhibit A Photo of the shed, composed of random assortment of materials, now demolished

(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:

a. South Façade – Proposed Removal of Remnants of Woodshed, Previously Demolished.

Granting this exception will strengthen the unique heterogeneous character of the City by allowing this significant building to be successfully adapted for the applicant and the building's continued use. This will ensure the building will be maintained and inhabited versus falling into disrepair and neglect. Allowing the demolition of this non-historic addition to the building will improve the overall integrity of this historic structure as it will remove an addition that detracts from the significance of the building. The shed was designed and constructed without any regard for the architecture and significance of the building and adds no value to the overall integrity and history of this property. This exception provides a design option that ensures that the building can be adapted to fit the needs of the applicant and will allow them to successfully continue to reside in this historic district.

Staff Response: Staff finds that this criterion is met. The shed could not have been repaired in any way to make it a livable or usable space. Its removal was the best option for the continued use of the structure.

Exception to 14-4.6(E)(4)(I)(a/b): The applicant requests exceptions to alter an opening on a primary façade by widening the garage door, changing a door to a window, and changing a window to a door.

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

Applicant Response:

a) North Façade – Proposed Widening of Garage Door.

Allowing this exception does not damage the character of the district. The proposed alteration is to widen the existing garage door opening from 8' to 9' – a change hardly noticeable to the eye even from a short distance away, let alone from the public right-of-way. While there are three existing 8-foot garage doors, the one proposed to be widened is set back the furthest from the street. It will in no way impact the scale, massing, style, or defining features of this building, and it will not damage the character of the district. There are many precedents for 9-foot-wide garage doors within the district, so this alteration will not create anything out of character in the Downtown and Eastside Historic District.

b) **South Façade – Change Door Opening to a Window**.

Allowing this exception does not damage the character of the district because, similar to (a) above, the overall integrity, scale, style, and detailing of this historic building will remain the same. This minor change to the south façade is not out of character with the scale, style, and materials that define this district. Changing this opening from a window to a door will not be visible, as the south façade faces the rear of the property, is not publicly visible, and is set back underneath a portal. While historic windows and door fenestration shall be repaired or restored when possible (per 4.6E(4)(I)(a, c, and d)), the opening location will be maintained, though now replaced with a window. If the board requests that the stucco below the window be scored or slightly recessed to show the old opening, the applicant is open to this modification.

This alteration to an opening does not take away or lessen any character-defining features of this façade and does not create any non-conformities. This proposed change will not damage the character of the district.

c) West Façade – Change Window Opening to a Door

Allowing this exception does not damage the character of the district because, similar to (a) and (b) above, the overall integrity, scale, style, and detailing of this historic building will remain the same. This minor change to the west façade is not out of character with the scale, style, and materials that define this district. The existing window opening is failing, including the frame and glazing. This façade is not visible from the public right-of-way, so a minor alteration to convert a window opening to a door opening will not damage the character of the district, and in fact may strengthen it by fixing a deteriorated opening.

Staff Response:

a) North Façade – Proposed Widening of Garage Door. Staff finds that this criterion is met. The width of the garage doors changing by a single foot within the existing façade with no change to the building, except for the opening, will not damage the character of the district.

b) **South Façade – Change Door Opening to a Window**. Staff finds that this criterion is met. The door is on the rear of the building and is not publicly visible. With the removal of the shed and the new addition, the door is no longer necessary for access, and it will be poorly located at the edge of the proposed addition.

This would detract from the overall character of the building and the district.

c) **West Façade – Change Window Opening to a Door.** Staff finds that this criterion is met. The window is not publicly visible.

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

a) North Façade – Proposed Widening of Garage Door.
Granting this exception would prevent a hardship to the applicant – the existing opening width of 8 feet was considered the standard for cars in the past. In today's world, the standard is 10 feet; therefore, a 9-foot-wide opening is a compromise between the old and new, as vehicle sizes have changed drastically from 1926 to 2026. Additionally, the old standard provided the bare minimum width, making it difficult to park a car without the risk of damage or injury. This is one of the main reasons 9-foot (and 10-foot) wide garage doors are commonly used today. It is a hardship for the applicant to attempt to park a car daily through an opening which would barely allow one of today's smaller cars to fit, much less a standard-sized vehicle. Being unable to use a building for which it was originally designed is a hardship exacerbated by the risk of damage or injury every time a car is parked. Providing the extra 12" will also improve maneuverability, therefore reducing the hardship of potential damage to a vehicle.

The historic pair of garage doors in the 8-foot opening will be replaced with a pair of doors that together are 9-foot wide in a similar style and manner to that being replaced. Small modifications to the doors themselves will be made in order to differentiate them slightly from the historic doors being removed. Not allowing the applicant to replace the doors at an opening which is now wider to accommodate today's vehicle width is a hardship that would detract from the applicant's ability to use the building for its intended use.

b) South Façade – Change Door Opening to a Window.
This exception would prevent the following hardship to the applicant – the property owner has taken on the challenge of owning and residing in a historically significant building, which is 100-years old. It is a hardship to be unable to adapt this residence to make it fit for living in 2026, including code-mandated upgrades and owner-requested improvements, without any alterations to the exterior. Per 4.6E(4)(I)(a, c, and d)), by installing a window at the historic door opening, the historic opening will remain, though altered. The interior spaces require some upgrades and renovation to allow for 2026 living standards, including placing the bathroom in the space which currently has a door leading to the exterior porch on the south side. The need for privacy in the bathroom calls for the removal of the door. Applying the design standards without this exception creates undue hardship for the applicant by preventing them not being able to fully utilizing the building in a way that meets today's standards of living.

c) West Façade – Change Window Opening to a Door.
Granting this exception prevents a hardship to the applicant by allowing them to make best use of this room, while making much-needed interior renovations to fully utilize the available square footage. The room where this window is located was previously a very small pantry, approximately 3'x5'. It is challenging to accomplish the interior alterations needed by the applicant without any exterior alterations. Even though this façade is considered primary, it is not publicly visible and is tucked into the furthest corner of the property.

Replacing the window with a door maintains the historic opening, albeit in a slightly different manner. The existing window is in poor condition, including broken panes and a damaged frame. The window opening in question is not character-defining, and it is a hardship to the applicant to undertake a rehabilitation of this

historic structure without the ability to make some much needed interior modifications that slightly alter the building exterior.

Staff Response:

a) North Façade – Proposed Widening of Garage Door. Staff finds that this criterion is met. The garage opening predates the standard garage openings and creates an issue with the modern vehicle.

b) **South Façade – Change Door Opening to a Window**. Staff finds that this criterion is met. The door is on the rear of the building and is not publicly visible. With the removal of the shed and the new addition, the door is no longer necessary for access and it will be poorly located at the edge of the proposed addition. This would detract from the overall character of the building and the district.

c) West Façade – Change Window Opening to a Door. Staff finds that this criterion is met. The window is not publicly visible.

(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:

Granting this exception will strengthen the unique heterogeneous character of the City by allowing this significant building to be successfully adapted for its new owner and continued use, therefore ensuring that the building will be maintained and inhabited, rather than sit vacant and slowly fall into disrepair. This exception will provides a design option that ensures that the building can be adapted to fit the needs of its new occupants and will allow them to successfully continue to reside within this historic district.

Staff Response:

a) North Façade – Proposed Widening of Garage Door. Staff finds that this criterion is met. The design is to only make an alteration to the opening not the full structure of the garage so it minimizes the impact on the façade.

b) **South Façade – Change Door Opening to a Window**. Staff finds that this criterion is/is not met. The door is on the rear of the building and is not publicly visible. With the removal of the shed and the new addition, the door is no longer necessary for access and it will be poorly located at the edge of the proposed addition. This would detract from the overall character of the building and the district.

c) West Façade – Change Window Opening to a Door. Staff finds that this criterion is met. The window is not publicly visible.

Exception to 14-4.6(E)(2)(II)(a): The applicant requests an exception to construct an addition on a primary facade.

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

Applicant Response:

South Façade – Proposed 82 SF Addition.

Allowing this exception to add an 82 SF bathroom addition to a primary façade will not damage the character of the district for the following reasons. Its scale, style, massing, height, and location are all well within the established parameters and vocabulary of the district.

Nothing about this addition is out character with the surrounding properties and area. The proposed height is below the existing historic structure and facade height, delineating between "old" and "new" construction, and its detailing will be similar to but not identical to the original building, allowing the original structure to be recognized.

Further, this façade (even though considered primary) is not publicly visible. Surrounded by private properties with 6-foot tall coyote and masonry yard walls, this corner of the structure is at the far southeast corner of the lot. The district's character will remain intact and will not be damaged by this proposed addition.

Staff Response: Staff finds that this criterion is met. This addition is on the rear of the structure and will replace the shed that was removed. It is not publicly visible and better matches the significant structure.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare*
Applicant Response:
South Façade – Proposed 82 SF Addition.

Applying the design standards without exception creates the following hardship to the applicant – since all facades of this building are considered primary, the design standards make it impossible to add to any area to the building, limiting the owner's options for remodeling beyond reasonable expectations for a private property. Taking on the rehabilitation of a historic structure is a paramount undertaking and not being able to alter any of the facades creates a hardship by preventing the owner from being able to add what is necessary to adapt the building to fit both the applicant's needs and today's standards of living. The façade of this proposed addition is tucked into the rear corner of the site and not visible to the public, and some flexibility should be allowed in adapting the old structure to its continued use. It could be argued that this proposed addition is an improvement over the façade of the old shed which was assembled from corrugated metal, plywood, and random window patterns. The hardship is not allowing any flexibility in making a 100-year-old structure compatible to today's uses.

As there was clearly an exterior bathroom in this location at one point, not allowing the applicant to build a new exterior bathroom in the same location is a hardship. Allowing this exception would prevent these hardships to the applicant and would also allow this building to be adapted to its continued use, while still retaining its historic integrity.

Staff Response: Staff finds that this criterion is met. Given there is evidence of a previous bathroom in this location, reestablishing it with this modest addition will retain the integrity 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:
South Façade – Proposed 82 SF Addition.

Granting this exception will strengthen the unique heterogeneous character of the City by allowing this significant building to be successfully adapted for its new owner and continued use, ensuring that the building will be inhabited and maintained – thereby reducing the chances of the structure being abandoned and falling into disrepair. This exception will certainly provide a design option that ensures that the building can be adapted to fit the needs of the applicant and will allow them to successfully continue to reside within this historic district.

Staff Response: Staff finds that this criterion is met. The addition is modest and provides only the space necessary while reestablishing a previous condition.

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 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.*

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 14-2.1(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 of the height of the façades in the streetscape.
b. If the proposed building has a pitched roof, the ridge height of the proposed building shall not 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 dimension 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

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; a 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 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 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.