

1 CITY OF SANTA FE, NEW MEXICO

2 ORDINANCE NO. 2010-24

3
4
5 AN ORDINANCE

6 CREATING A NEW SECTION 14-5.2(N) SFCC 1987 REGARDING THE
7 APPLICABILITY OF SPECIAL PROVISIONS AND STANDARDS OF HISTORIC
8 DISTRICT AND LANDMARK REQUIREMENTS TO COUNTY AND SANTA FE
9 PUBLIC SCHOOLS CAPITAL OUTLAY PROJECTS.

10
11 BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF SANTA FE:

12 Section 1. Section 14-5.2(A)(2) SFCC 1987 (being Ord. #2001-38 §2 as
13 amended) is amended to read:

14 (2) Application to State of New Mexico and Any of Its Agencies, Political
15 Subdivisions or Instrumentalities
16 Pursuant to §3-22-1 through 3-22-6 NMSA 1978, it is the intent of the
17 City of Santa Fe that the provisions of this section shall apply to the State
18 of New Mexico and any of its agencies, political subdivisions or
19 instrumentalities, as well as to any other entity or activity in the Historic
20 Districts or to landmarks located outside Historic Districts. The
21 provisions of §3-22-6 NMSA 1978 shall apply to state capital outlay
22 projects in historic districts or to landmarks located outside the historic
23 districts as provided in §14-5.2(M) concerning the design, construction,
24 alteration, including additions to or demolition of the exterior features of
25 state buildings. The provisions of §14-5.2(N) shall apply to County and

1 Santa Fe Public Schools capital outlay projects concerning the design,
2 construction, alteration, including additions to or demolition of the
3 exterior features of County and Santa Fe Public Schools buildings in
4 historic districts or to landmarks located outside the historic districts.

5 **Section 2. [NEW MATERIAL.] A new Section 14-5.2(N) SFCC 1987 is**
6 **ordained to read:**

7 **(N) County and Santa Fe Public Schools Capital Outlay Projects**

8 (1) Purpose

9 (a) Recognizing the fragility of the City's historic heritage, the
10 purpose of §14-5.2(N) is to establish a procedure under which
11 the City, the County and Santa Fe Public Schools will
12 collaborate in good faith and work jointly to preserve and protect
13 the historic districts of Santa Fe as well as contributing,
14 significant and landmark structures.

15 Preserving and protecting the historic districts as well as
16 contributing, significant and land mark structures promotes
17 economic welfare, preserves property values and attracts
18 businesses and tourists thus benefiting the entire Santa Fe
19 community including the City, the County and Santa Fe Public
20 Schools. By establishing up front procedures to ensure
21 cooperation between the City and the County and the Public
22 Schools, unnecessary costs and delays for capital outlay projects
23 will be avoided. Specific design requirements that acknowledge
24 necessary building functions and budgets will result in
25 harmonious yet responsive public projects.

1 (b) County and Santa Fe Public Schools capital outlay projects in
2 historic districts or involving landmarks located outside historic
3 districts shall be carried out pursuant to the procedures set forth
4 paragraph (2) below and in a manner that is harmonious and
5 generally compatible with the design standards set forth in
6 paragraph (3) below. These procedures and standards apply to
7 new structures and additions to and alterations and demolition of
8 existing buildings.

9 (2) Procedures

10 (a) Before commencing with the design phase of a capital outlay
11 project, the County or the Santa Fe Public Schools shall consult
12 with the Historic Design Review Board as to the appropriate
13 design standards and how those design standards would impact
14 costs and the operation or manner in which the project will
15 ultimately be expected to function. The Historic Design Review
16 Board shall work collaboratively with the County or the Santa Fe
17 Public Schools to arrive at compatibility of the project with the
18 design standards, considering reasonable costs and preserving
19 essential functionality. The County or the Santa Fe Public
20 Schools shall also make every reasonable effort to obtain input
21 from members of identifiable community groups involved in
22 historic preservation in Santa Fe before commencing the design
23 phase.

24 (b) After the design phase and before soliciting a bid or proposal for
25 design-build or lease-purchase for a capital outlay project, the

1 County or the Santa Fe Public Schools shall submit the plans to
2 the Historic Design Review Board for review. The Historic
3 Design Review Board shall conduct a public meeting to receive
4 public input. Notice of the public meeting shall be given to any
5 identifiable community groups involved in historic preservation
6 in Santa Fe.

7 (c) Within 60 days after the public meeting the Historic Design
8 Review Board, any identifiable historic preservation community
9 group or any other interested party shall communicate
10 recommendations and comments in writing to the County or the
11 Santa Fe Public Schools. The County or the Santa Fe Public
12 Schools shall resolve any issues raised and submit the project to
13 the Historic Design Review Board for final approval.

14 (3) Design Standards

15 (a) General Standards

16 A County or Santa Fe Public Schools capital outlay project shall
17 be designed appropriate for the public use and with the intent of
18 achieving harmony with existing buildings by the use of similar
19 materials, color, proportion, and general details to the existing
20 buildings in the applicable streetscape. The applicable
21 streetscape shall be determined as set forth in 14-5.2(D)(9)(a)(ii)
22 A., B., C., D., and E. A new structure or proposed alteration or
23 addition shall not cause an adjacent contributing, significant or
24 landmark structure to lose its status. Alterations and additions
25 shall be in character with the style, detail and massing of the

1 existing building. The dominating effect is to be that of adobe
2 construction as follows:

3 (i) Roofs

4 Roofs, generally, shall be flat with a slight slope and
5 surrounded by a parapet of the same color and material
6 as the walls or of brick. Roofs shall generally not be
7 carried out beyond the line of the walls except to cover
8 an enclosed portal or porch formed by setting back a
9 portion of the wall or to form an exterior portal, the outer
10 edge of the roof being supported by columns, posts or
11 other vertical supports. No cantilevers shall be permitted
12 except over projecting vigas, beams, or wood corbels, or
13 as part of the roof treatment not to exceed an overhang
14 of 30 inches. The restriction as to flat roofs shall not be
15 construed to prevent the construction of skylights or
16 installation of air conditioning devices, or any other
17 necessary roof structures, but such structures other than
18 chimneys, flues, vents and aerals, shall be so placed as
19 to be concealed by the parapet from any public way.

20 (ii) Walls and Windows

21 The combined door and window area in any publicly
22 visible façade generally shall not exceed 40 percent of
23 the total area of the façade except for doors or windows
24 located under a portal. No door or window in a publicly
25 visible façade shall be located nearer than three feet from

1 the corner of the façade except in circumstances where
2 the unique purpose of the space may warrant special
3 design considerations. Windows, doors and portales on
4 publicly visible portions of the building and walls shall
5 be of one of the old Santa Fe styles. Glass and window
6 trim shall be non-reflective. Windows shall be similar in
7 proportion to the fenestration pattern in the streetscape.
8 Deep window recesses are characteristic.

9 (iii) Finishes

10 Construction shall be with materials with which the
11 adobe effect can be simulated provided that the exterior
12 walls are not less than eight inches thick. Mud plaster,
13 hard plaster or other materials simulating adobe, laid on
14 smoothly, is required. No less than 80 percent of the
15 non-fenestration surface area of any publicly visible
16 façade shall be adobe finish, stucco or other material
17 simulating adobe finish. The balance of the publicly
18 visible façade may be of natural stone, wood, brick, tile,
19 terra cotta, or other material. Materials shall convey a
20 sense of substance and permanence.

21 (iv) Colors

22 The publicly visible façade of any building and of any
23 adjoining walls generally shall be of one color but no
24 more than three colors and simulate a light earth or dark
25 earth color, matte or dull finish and of relatively smooth

1 texture. However, façade surfaces under portales or inset
2 panels in a wall under a roof overhangs, in church-
3 derived designs, may be painted white or be of
4 contrasting or complimentary colors or have mural
5 decorations.

6 (v) Other Features

7 Façades shall be flat, varied by inset portales, exterior
8 portales, projecting vigas or roof beams, canales or
9 water-spouts, flanking buttresses and wooden lintels,
10 architraves and cornices. Depending upon the existing
11 streetscape and if permitted otherwise in this chapter, a
12 portal may cover the entire sidewalk with the columns
13 set at the curb line.

14 (vi) Height

15 The height shall be limited to the average height of
16 institutional buildings as measured within the applicable
17 streetscape. When determining an applicable streetscape,
18 vacant lots or parcels shall not be included in the
19 calculation for allowable height. If no institutional
20 buildings are included in the streetscape, the maximum
21 height shall not exceed the average height of existing
22 buildings in the streetscape. The Land Use Department
23 staff shall determine the applicable streetscape as set
24 forth in 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height
25 shall be measured as set forth in §14-5.2(D)(9)(c)(iii).

1 Heights of existing structures shall be as set forth on the
2 official map of building heights. If the height of an
3 existing building is not given, the County or Santa Fe
4 Public Schools shall submit a statement from a New
5 Mexico licensed surveyor of the actual height. No
6 building façade shall be over two stories in height unless
7 the façade includes projecting or recessed portales,
8 balconies, setbacks or other design elements.

9 (b) Contributing, Significant and Landmark Buildings

10 County or Santa Fe Public Schools capital outlay projects that
11 involve contributing, significant or landmark structures shall be
12 undertaken in such a manner as to preserve the status of the
13 structure and in accordance with the standards for alterations or
14 additions to contributing, significant or landmark buildings as set
15 forth in §14-5.2. Historic materials and architectural features and
16 spaces that embody the status shall be preserved. A proposed
17 alteration or addition shall not cause the structure to lose its
18 status.

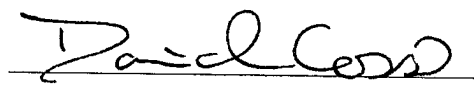
19 (4) Demolition of Historic and Landmark Structures; Minimum Maintenance
20 Requirements

21 (a) A request for demolition of an historic or landmark structure
22 shall comply with the provisions of §14-3.14.

23 (b) The minimum maintenance requirements for historic or
24 landmark structures set forth in §14-5.2(B) shall be met.

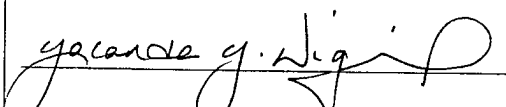
25 PASSED, APPROVED and ADOPTED this 13th day of October, 2010.

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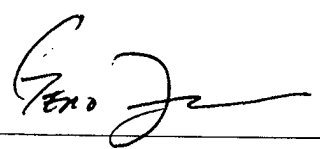
DAVID COSS, MAYOR

ATTEST:



YOLANDA Y. VIGIL, CITY CLERK

APPROVED AS TO FORM:



GENO ZAMORA, CITY ATTORNEY