ARCHITECTURAL DESIGN

Section B

SECTION B. ARCHITECTURAL DESIGN CONSIDERATIONS

It is not the intent of these guidelines to force owners, architects, designers and builders into strict historically accurate building solutions. Even though many indigenous historical solutions are appropriate, the range of possibilities is much wider. All designs, however, should be identifiably rooted in one of the indigenous building traditions.

Buildings at Estancia Primera will be designed within the general tradition of Pueblo or Santa Fe style, Territorial style, Northern New Mexico adobe style, or contemporary adaptations or interpretations of these, as adopted by the village cluster design themes and as approved by the architectural review process. Pitched roofs with slopes greater than 1/2 inch per linear foot are not allowed on buildings at Estancia Primera.

The exterior appearance of the residence and appurtenant structures and improvements, must be consistent with the high quality standards established for the neighborhood and the appearance must be consistent, compatible and complimentary to existing construction on adjacent lots within the tract and must have a definite commonly recognized architectural style which is carried out through attention to detail, as determined by the Architectural Review Board. The recommendations by the local association's architectural review board will be given preferential consideration by the Architectural Review Board.

A. Traditional Design Standards

1. With rare exception, buildings are of one or two 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 buttress 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 non-functional arches over gateways in free-standing walls.

2. All exterior walls of a building are colored 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 colored white or a contrasting color.

3. Solid wall space is always greater in any facades than window and door space combined.

4. The rule as to flat roofs shall not be construed 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 shall not protrude above the height of the parapet or should be otherwise obscured from view, unless approved by the Architectural Review Board.

5. 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 seven (7) inches thick and plaster simulating adobe, laid on smoothly, is used.

B. Massing and Scale

The traditional architecture of Santa Fe is more clearly characterized by massing and scale than by any other element. Typically, this means that buildings are made up of collections of many smaller masses, not single blocks.

At Estancia Primera, the intent is to continue and strengthen this tradition, in buildings as well as walls and fences. This tradition grows largely out of the size limits of traditional adobe and timber building methods. Owners, architects, designers and builders are encouraged to emphasize the small scale massing by use of a number of techniques:

1. Horizontal Offsets - This can be achieved by stepping back horizontally so that no single wall plane exceeds thirty (30) feet in length.

2. Vertical Offsets - Changes in floor level and of ceiling heights can break up the building height and greatly improve the building scale. Generally, designs which have the entire roof of a house at one level should be avoided.

3. Building Heights - Excessively tall vertical heights in a single plane should be avoided. Generally two stories in one plane will be considered a maximum.

4. Other Scale Techniques - the use of deep set windows, covered portals and door openings can be useful in establishing scale and in breaking up long horizontal facades.

   The expression of building forms as essentially "massive" is strongly encouraged. This does not preclude the use of frame construction, however. It only means that when frame is used, it should not be done in ways which make it appear as a "light frame" or "thin skin" building. Massiveness of walls can be made apparent by the depth of window and door recesses, and by the treatment of end walls.

   Since the massiveness being suggested here grows out of a masonry tradition, care should be taken not to create conditions which are inconsistent with the tradition, such as long

cantilevers or long, apparently unsupported spans over openings in walls.

5. Light and Shadow - the strong and consistent sunlight and contrasting shadows which typify Santa Fe may be one of a designer's strongest tools. Their use in helping to define and emphasize building masses should be arranged to maximize the play of light and shadow, especially on those building surfaces most often seen on entering the building, or as seen from neighboring buildings or villages.

6. Surface Material & Texture - The most dominant surface material in Santa Fe is stucco. It is a simple, spartan material which sets a plain backdrop for the play of light and shadow, and tends to allow otherwise insignificant elements (a corbel, a wooden lintel) to seem more important than they might otherwise appear.

   Stucco or related materials which express a smooth but massive surface should predominate.

   Thin-skin "curtain wall" buildings, including aluminum siding, metal panels, and mirrored glass, are not permitted.

   Less surface texture and detailing is better than more.

7. Exterior Space - One of the most pleasant aspects of Santa Fe architecture is not necessarily the buildings themselves but the spaces between them. The transition from larger public to smaller private outdoor space, and then to semi-enclosed spaces such as portals, and patios, then into buildings, is important.

   The massing or composition of exterior spaces should be approached in the same way as is the massing of a building. One is the negative of the other.

   Exterior spaces should be defined, and related in scale to the buildings which define them. Spaces should be organized in sequence -- as in small-to-medium-to-large. Abrupt changes from very small to very large, without use of a transition, are discouraged.

   The use of spatial sequences to introduce elements of pleasant surprise (a fountain, a courtyard of flowers) is encouraged.

8. Color - the use of tans, browns, and earthtones on buildings at Estancia Primera is required. Use of colors not in this range, including white, is not permitted. However, white or other colors complementary to browns and tans may be used under portals and entrances. Very dark browns are not permitted.

9. Details, Balconies - Balconies should be integrated into the general mass of the building in a way that is harmonious with the overall shape, rather than jutting out or appearing

as an appendage to the building mass. Detail should be kept simple and in harmony with the overall design theme rather than appearing as "novelty" item or introducing a wholly new theme.

C. Architectural Styles and Details

If the design of a project is to be reminiscent of the traditional historical styles, of either Pueblo-Spanish or Territorial, it should strive to enrich and support those traditions through the harmony of form, color, proportion, texture, materials and details. It is the intent of this section to define those traditional exterior elements to be used to support the unique character of the project.

1. Old Santa Fe (Pueblo-Spanish) - The origin of Pueblo-Spanish architectural style started with the Spanish Colonial period in 1598. It is characterized by flat roofs, simple forms of earth-toned mud stucco and a vocabulary of small windows, recessed doors, walled courtyards, exposed vigas, portals and canal roof water drains to drain the mud and straw roofs.

   The Pueblo-Spanish style most familiar to the Santa Fe area is the revival style of the early 20th Century. This style continued with most of the earlier vocabulary and, in addition, emphasized a massive, archless irregular appearance with Taos Pueblo as a major design inspirational force.

   a. Form and Mass
      Simple block forms, with overlapping planes and an irregular appearance achieved by varied flat roof heights, are expressive of this style. Upper stories are stepped back from ground floor facades. Major emphasis on a massive, archless, square appearance achieved by extensive use of solid mass walled courtyards, flat roofed portals and rounded, softer hand-worked appearing shapes. Mass predominates over openings.

   b. Materials and Color
      Strong emphasis on natural materials such as wood and stone and natural earth-toned materials such as brick and shades of brown stucco. Wood may be rough-sawn or finished lumber but should be consistent throughout. Ornamentation of wood is achieved by chiseled decoration on the flat surfaces or change in pattern or texture.

      The typical exterior wall material is stucco and has a smooth, hand worked appearance which is traditionally earth-toned to blend in with the surrounding natural environment.

      Finished roof color is also traditionally the same or similar color as the walls. All roof structures are traditionally exposed wood beam and wood deck (rough sawn or finished lumber) construction. Portals have exposed viga and wood decked flat roofs.

Vigas rest on wood beams which in turn are carried on corbels to round wood columns. The hard floor surface of portals are brick or stone.

Courtyards are walled with stucco covered masonry that matches with the walls and wall color of the building.

Hard ground surface may be of brick, stone or exposed aggregate concrete. Steps on the exterior of the buildings may be of brick, stone, exposed aggregate concrete or full thickness (tread/riser) wood.

c. Detailing

Both in structural methods and finished appearance, this style is characterized by simplicity.

Structurally, vigas rest on top of major beams rather than being mechanically attached to the beams.

When a viga is supported by a wall it is pocketed into the wall or, if it is an exterior wall, the viga may extend out beyond the facade to act as decoration or to support a flat roof as a shading device.

Large beams resting on wood columns have a corbel as a transitional device to increase load bearing surface.

Exterior wall corners and edges of wall penetrations are characterized by a lack of sharp, crisp, detailed edges. Walls roll into a framed opening, exposing the wood jamb, rather than butting to the frame or turning a sharp 90 Degree angle and covering the frame.

Doors and windows are recessed into the exterior wall, and traditionally trimmed with a wood frame. They have an exposed wood lintel above and are provided with a sloped wood, brick, tile or stucco sill.

Small window panes are traditional and where larger window areas occur a series of small window panes may be combined.

Additionally, massive buttressing is a common element and visually occurs at corners adjacent to wall penetrations and especially where corner fireplaces exist.

Parapets are usually low and are a continuation of the wall. There is no change in material or color at the parapet and the plane changes from the plane of the wall only inward toward the roof. Canal roof drains are typical and may be constructed of wood or lined with sheet metal.

Gates and wall penetration grills (windows, courtyard wall openings or similar penetrations) are wood. Gates are massive and heavy in appearance and traditionally have strong looking large metal hinges, bolts and latches. Grills, if used, are vertical wood bars.

2. Territorial

The Territorial style made its appearance in New Mexico at about the same time that General Kearney and the United States Army came to New Mexico. They brought their own architectural tradition that was more Eastern, and Greek Revival in style.

Because of the lack of quality finished materials and the need for expediency, the Territorial style that we are most familiar with today is really a merging of Pueblo-Spanish with the Greek Revival style of the East.

This style is characterized by doors and windows set almost to the outside wall surface, surrounded with wood trim and capped with either a simple or highly adorned pedimented lineal. Portal columns became more square and corbels were replaced with a Doric style capital.

Additionally, two important modifications took place. First a brick coping was placed on top of the Pueblo-Spanish adobe parapet and later, low pitched shed or gable roof shapes covered with template metal were placed over an entire mud roof. These two modifications helped stop wall erosion and leaks in the roof.

a. Form and Mass

Similar to Pueblo-Spanish with some major modifications. There is a more regular, symmetrical appearance both in plane and massing. Window areas are larger and portals become more elaborate with balustrade set between square posts as a common element.

b. Materials and Color

Still a strong emphasis on natural materials as in the Pueblo-Spanish style with the addition of metal roofing for pitched roofs and the stronger emphasis on milled lumber and wood decoration.

Additionally, the exterior wood trim is more likely to be painted than with the Pueblo-Spanish style. Brick is always used as a parapet cap on flat roof buildings.

Window and door openings are always trimmed with wood and a pedimented lintel is used in varied degrees of ornamentation. Weed trim is painted a light color contrasting the darker earth-tone stucco exterior walls.

c. Detailing

Window and doors are set near the exterior wall surface. They are surrounded by a wood casing and little as previously described.

This trim may be simple and flat or built-up with wood molding. However, this detail should be consistent throughout the building.

The portal post may be square, with chamfered corners or built up with milled lumber. The column capital is a simplified Doric design and the column usually rests on a simple flat wood plinth. All beams and vigas are rectangular sections.

Brick caps at parapets should follow this general appearance. One course of running bond on which is set a course of alternately recessed and projection headers or a single course of headers set at a 45 degree angle. Finally, one or two courses of running bond to finish the cap.

In regards to sun shading, a portal is more typical than broad roof overhangs.

All gates and grills at wall penetrations are wood as described in the Pueblo-Spanish style with the modifications of being more adorned as can be done with milled wood products.

3. Contemporary interpretation

Each of these Architectural traditions may be reinterpreted. Basic clarity and the non-mix of styles are important considerations. For example, buildings growing out of the Pueblo style must have recessed windows. Windows which flush out or protrude are unacceptable.

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 (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements.

b. The combined door and window area in any publicly visible facade shall not exceed forty (40%) percent of the total area of the facade except for doors or windows located under a portal.

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 (80%) percent of the surface area of any publicly visible

facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided.

e. The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors.

f. Flat roofs shall have no more than thirty (30) inches overhang.

4. **The Mixing of Different Styles**
The Pueblo window may not be mixed with a Territorial brick coping on the parapet and vice versa.

On a Territorial building, the window frame of white or approved color, painted wood sits flush on the outside surface, and the wall depth is expressed inside.

Contemporary adaptations of traditional styles may employ the use of considerably more glass than the traditional versions did. This may be done as long as they appear as fundamentally "mass" rather than thin skin or thin wall structures. Generally the larger a glass area, the more massive the end walls must be which bracket each end of the glass area.

D. Roofs

All contemporary interpretations should be "wall dominated" designs. Overly prominent roofs are discouraged. Generally this includes but is not limited to domes, paraboloids, folded plates, catenaries, mansards.

1. Flat roofs which have overhanging portions are acceptable.

2. Roofing materials for flat or near-flat roofs, conventional built up roofing may be used, with tan gravel. Spray on roofs of the foam/diathon type is permitted, but the surface coat must be tinted to tan or brown.

3. No white roof coatings are permitted. The edge of stucco meeting the roofing membrane should be struck cleanly or plaster-stopped to avoid ragged edges where stucco meets roof membrane. Mineral felt backflashing should be tan in color.

4. No roof mounted equipment may be used unless it is architecturally screened. TV or ham radio antennas, or other antennas of any kind are not permitted. All vents, stacks, and other roof protrusions should be match painted to stucco color.

E. Surfacing of Outside Spaces

Any surfacing of driveways, patios, or other outside spaces with impervious materials is subject to approval by the Architectural Review Board. All submittals for Architectural Review Board approval must include a site plan showing the current improvements as well as all proposed improvements. Each surfacing project must provide terrain management in a manner approved by the City of Santa Fe. In view of that, the site plan shall address potential erosion problems created by the improvements. In addition, the owner must submit for and receive City of Santa Fe Building Permit approval for the proposed improvements. All impervious materials should be earth-tone in color, except where driveways abut a road that is asphalt, in which case the driveways may also be asphalt. Variations must be reviewed and approved by the Architectural Review Board.

F. Height and Topography Restriction

Note: Copied from Master Restrictions.

1. Maximum Height of Buildings

   a. The finished floor elevation at any point shall not exceed five (5) vertical feet above the natural grade below that point.

   b. The building roof line for each dwelling unit shall not exceed fifteen (15) vertical feet above the highest point of natural ground surface on the building site. Chimneys are exempted from this height limitation.

   c. The building roof line for each dwelling unit shall not exceed twenty (20) vertical feet above the natural ground surface at any point at the building foundation on the building site. Chimneys are exempt from this height limitation.

2. Topography
   No portion of any building can extend more than forty (40) horizontal feet or to a point more than ten (10) vertical feet, whichever is more restrictive, beyond a point whose average natural slope is twenty (20%) percent. The contour map required by the City Planning Department shall be the basis for this determination. (This means 1 vertical to 5 horizontal)