

3.12 SOLAR APPLICATIONS

Passive solar applications, or the orientation and design of the residence for maximum winter solar heat gain, will reduce winter heating needs and are encouraged. Active solar applications are also encouraged, but may cause excessive glare and reflection. Active solar systems shall be integrated into the structure or landscaping and screened from neighboring lots as much as possible without impairing the function of the system. Refer to section 2.14.2 for restrictions regarding solar-powered light fixtures.

Placement of solar panels on pitched roofs is **strongly** discouraged; all alternatives to rooftop mounting of solar panels must be exhausted before the ACC will consider a pitched roof installation. ***However, modern solar energy collection panels that perform best attached to pitched roofs may be acceptable on a case-by-case basis if they comply with the following criteria:***

they are installed parallel to the roof,

they are comprised of thin, flat panels,

there are no exposed plumbing and electrical components,

wood and fiberglass frames are not acceptable material,

the panels and frames are low reflectivity, less than 35 light reflectance value.

Preferably the solar panels should be designed to blend in with the roof's natural material and color and should be located as unobtrusively as possible to the neighboring lots without affecting their ability to perform as intended.

New Mexico has enacted a law addressing the authority of county or municipal entities, or covenants, to prohibit the installation or use of solar collectors (SB 1031 Section 1 amending Chapter 3, Article 18 NMSA 1978). The relevant clause reads as follows:

“A covenant, restriction or condition contained in a deed, contract, security agreement or other instrument, effective after July 1, 1978, affecting the transfer, sale or use of, or an interest in, real property that effectively prohibits the installation or use of a solar collector is void and unenforceable.”

The San Pedro Creek Estates Design Guidelines (Section 3.12) encourages the use of solar applications, and the ACC has worked with numerous residents to achieve solar installations that comply with both the NM Solar Rights Act and the aesthetic considerations of the Design Guidelines. All proposed solar collection installations must be submitted for review, and while no limitations are put on the “installation or use” of collectors (as per the law), the ACC may require visual screening and/or selective placement so as to reduce visual impact, so long as it does not “effectively prohibit the installation or use” of such collectors.

III. ARCHITECTURAL DESIGN STANDARDS

3.0 ARCHITECTURAL STYLES

The Architectural Control Committee, in reviewing and approving plans, shall evaluate whether the proposed construction, alteration, installation, etc. will harmonize with the motif and style of the Subdivision and be compatible with the surrounding homes and the character of the Subdivision. The intent of the Architectural Design Standards is to encourage residential designs that blend with the natural topography of the lot, preserve native vegetation and existing site features and utilize designs that draw upon the building traditions of the area. While the Committee encourages creative architectural solutions, all designs must be appropriate for the context of San Pedro Creek Estates.

The approved Architectural styles shall be limited to Southwest Colonial style, Santa Fe style, Pueblo style, Territorial style, and Soft Contemporary Style. The San Pedro Creek definitions and general attributes of these approved styles are identified below. Appendix A depicts renditions of the approved styles for further clarification.

In the use of any style, care should be taken to ensure the design elements used do not overwhelm the design or appear awkward and out of proportion with the home.

The following are the San Pedro Creek definitions and attributes of the five approved architectural styles:

1. Southwest Colonial Style

Background

As expressed in New Mexico during the 18th and early 19th centuries colonial style was dictated by the scarcity of materials, enforced self-sufficiency, and the need for strong defense from nomadic Indians in remote, often impoverished outposts. Contiguous and single houses were constructed around an open area, or *plaza*, which was used as defensive space or to corral cattle. Outside walls were windowless for defense. Entry was through a wide, double gate (*zaguán*). Livestock could be corralled in the plaza, gates barred, enclosure defended. There were no structural arches, but occasionally doorways had a shallow arched shape. Windows were small, of mica or barred, and faced inside the plaza. Rarely, there was an occasional *torreón*, or tower, for defensive purposes. Homes were simple by necessity. Very few historic examples exist today.

This style is characterized by:

- Rectangular or L-shaped floor plan
- Horizontal massing
- Predominantly one story
- Interior courtyards
- Thick Stucco wall and chimney finishes
- Flat roofs with a parapet or pitched roofs, both supported by vigas, with latías, and canales for drainage. Roofs are most often slightly tilted down to the east for the water to run off, protecting the adobe from west wind-driven water
- Interior porches, or portales
- No structural arches, but occasionally doorways have a shallow arched shape
- Wood-framed window treatments, often with a wooden lintel across the top

The SPCE Southwest Colonial style specifically excludes Southwest Spanish, California Style, Tuscan, Old World, Mediterranean and other non-New Mexican influenced architecture.

2. Pueblo Style

Background

Native American pueblos continue to this day, as at Taos and Acoma. Historical examples exist at Chaco Canyon. Modern Pueblo style architecture seeks to create the appearance of traditional adobe construction, though it may use modern materials and techniques.

Pueblo style is characterized by:

- Multi-storied buildings, with the mass broken up by stepped massing like that seen at Taos Pueblo
- Normally one story, some with two story areas, but seldom "complete" two stories
- Flat roofs with canales for drainage
- Some exposed log/tree beams, architectural and or carved/detail wood beams under porches with wooden entry/exit doors
- Thick stuccoed walls colored in earth tones
- Soft, organic lines/corners
- Rounded, sometimes irregular parapets
- Simple courtyard walls

- Entry gates
- Deep set windows and doorways
- Classic wood window treatment as in casement, sash, or pane.
- Vigas, latías, nichos and bancos

3. Santa Fe Style

Background

In the years around the First World War, tastemakers in the new state re-discovered New Mexico's own unique architectural past. Often termed Santa Fe style, the new revival combined elements of Pueblo Indian and New Mexico's Spanish Colonial traditions.

Santa Fe style is truly indigenous to New Mexico and features:

- Flat roofs with parapet walls
- Normally one story, some with two story areas, but seldom "complete" two stories
- Irregular edges, soft rounded edges and corners
- Stucco surfaces
- Classic wood window treatment as in casement, sash or pane. Windows tend to be larger than in the Pueblo Style to take advantage of light and views
- Some exposed log/tree beams, architectural and or carved/detail wood beams under porches with wooden entry/exit doors
- Vigas extending to the exterior

4. Territorial Style

Background

Territorial style emerged in full after the Civil War with the arrival of the railroad, bringing influences from the East as well as sawmill equipment and decorative elements which could only be transported by railroad, such as metal roofing materials, iron stoves, wooden shutters, and windows. Indians were "under control" so porches could take advantage of spacious views. Due to the preciousness of arable land, homes were often built against the hillside, with windows facing out/downhill. Brick and tile kilns were available after 1879.

Territorial style houses are essentially one and two-story pueblo style structures modified by the addition of details such as:

- Sharp, well defined corners/edges, with flat roofs. Normally roof line is trimmed with linear flutes following the flat roof line
- While can be one story, higher interior and exterior roof height is "Typical" with a two-story
- Pitched wooden or metal roofs
- Sharp-cornered walls
- Seldom any exposed beams, or architectural carved or detailed wood beams
- Front verandas
- Window treatments are normally either casement style or simple single pane large windows without shutters or trim
- Cased and shuttered windows, bay windows (Glazed double-hung sash, divided pane)
- Doors and windows set flush with the building surface
- Milled woodwork accents
- Smooth finish stucco

Within this category are homes locally referred to as Northern New Mexican style architecture.

5. Soft Contemporary Style

Background

The San Pedro Creek Soft Contemporary Style transforms the existing Southwest Colonial, Pueblo, Santa Fe, and Territorial styles by using more modern lines and materials, incorporating straight edges, larger glass openings, and different stucco colors (although complying with San Pedro Creek LRV requirements). Nonetheless, in San Pedro Creek, awareness of New Mexico's design traditions and our climate is expected, so that "Contemporary" houses blend well into the landscape and the community, and the Southwest Colonial, Pueblo, Santa Fe or Territorial style remains distinguishable as the underlying style of the contemporized house.

Contemporary houses typically have:

- Unusual window shapes, sizes and placements to take advantage of views, light, and solar rhythms
- Little ornamentation

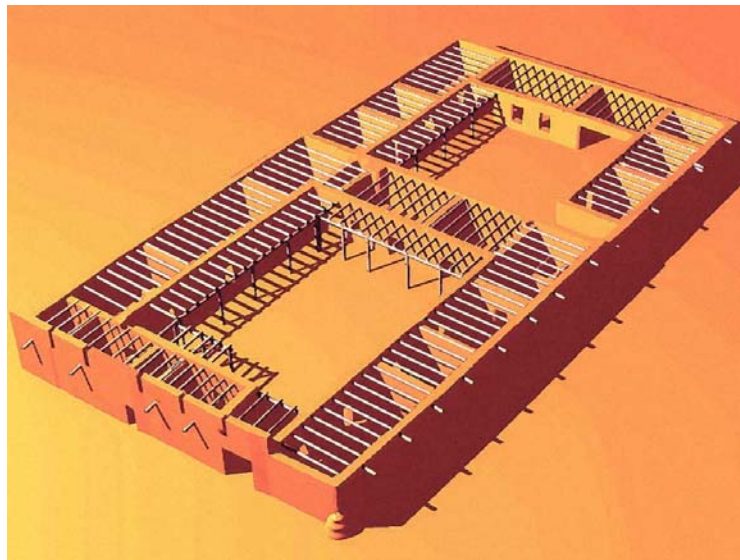
- Unusual and contrasting mixes of wall materials such as stone or brick, in addition to stucco
- Designs that make the landscape part of their overall look.
- Additional features include: geometric shapes and high-tech design elements
- Wide eave overhangs
- Flat or low pitched roofs with broad, low, front-facing gables
- Exposed support beams and other structural members

It is important to understand that the SPCE Soft Contemporary style does not include radical or ultra-modern features.

SOUTHWEST COLONIAL ARCHITECTURAL STYLE
Historic Example and Floor Plan to Illustrate Defensive Function of Design
Martinez Hacienda Taos, NM

Example 1

This is NOT a home design recommended for San Pedro Creek Estates



Rectangular floor plan.
Few exterior windows.
Predominantly one story
Interior courtyards or plaza, defended enclosure.
Thick stucco wall and chimney finishes
Flat roofs with canales for drainage

SOUTHWEST COLONIAL ARCHITECTURAL STYLE
Example 2
For Illustration Purposes Only, This is NOT a home design recommended
for San Pedro Creek Estates.



Rectangular or L-shaped floor plan
Horizontal massing
Predominantly one story
Interior courtyards
Thick stucco wall and chimney finishes
Flat roofs with a parapet or pitched, canales for drainage

Interior porches or portales
No structural arches but occasionally doorways have a shallow arched shape
Wood framed window treatments

Note: White window treatment is not acceptable in SPCE

PUEBLO/SANTA FE ARCHITECTURAL STYLE
Example



Flat roof with canales for drainage.
Some exposed log beams, carved detail wood.
Stucco walls colored in earth tones.
Soft, organic lines/corners.
Rounded parapets.
Simple courtyard wall.

TERRITORIAL ARCHITECTURAL STYLE
Example



Sharp, well defined corners/edges, with flat roofs.
Roof line trimmed with linear flutes following the flat roof line.
Doors and windows set flush with the building surface.
Smooth finish stucco.
No exposed beams or carved, detailed wood beams.

Note: This is a contemporary version of Territorial style with flutes recessed at top of walls following the roof line.

TERRITORIAL ARCHITECTURAL STYLE
Northern New Mexican style
Example



Sharp, well defined corners/edges.
Pitched metal roof.
Doors and windows set flush with the building surface.
Smooth finish stucco.
No exposed beams or carved, detailed wood beams

SOFT CONTEMPORARY ARCHITECTURAL STYLE
A Transformation of the Southwest Colonial, Pueblo, Santa Fe and Territorial Styles
Example



Unusual window shapes and sizes.
Little ornamentation.
Straight edges.
Contrasting mixes of exterior materials.