

# City of Santa Fe, New Mexico

# memo

**DATE:** June 23, 2026

**TO:** Historic Districts Review Board Members

**VIA:** Heather Lamboy, AICP Planning & Land Use Department Director  
Maggie Moore, Assistant Land Use Director *WDM*  
Gary Moquino, Historic Preservation Division Manager GM

**FROM:** Lani McCulley, Senior Planner, Historic Preservation Division *LJM*

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**2026-012571-HDRB. 1295 Cerro Gordo Rd., Downtown & Eastside Historic District, contributing,** Harvey Monroe, agent for Anne Pfauth and Tomas Eric Sikes, owners, proposes to replace windows, construct 1,366 sq. ft. of additions to a height of 15'-0" and a 1,391 sq. ft. freestanding accessory structure to a height of 22'-11", where the maximum allowable height is 15'-3", and remove retaining walls. Exceptions are requested to sections 14-4.6(E)(4)(II) to remove historic material, 14-4.6(E)(2)(II)(c) to exceed 50% of the historic footprint, and 14-4.6(F)(2) to exceed the maximum allowable height.

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: previous case documents

### APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: exception criteria

**STAFF RECOMMENDATION:**

Staff finds that the exception criteria for section 14-4.6(E)(2)(II)(c) to exceed 50% of the historic footprint have not been met and recommends denial of the additions to the main residence. Staff finds that the exception criteria for section 14-4.6(F)(2) to exceed the maximum allowable height have not been met and recommends denial of the height exception for the accessory structure. Staff finds that the exception criteria for section 14-4.6(E)(4)(II) to remove historic material from the front yardwall have been met and recommends approval of the alteration to the contributing retaining wall. Staff recommends approval of the other elements of the application as they comply with 14-5.2(D) 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 2026-012571-HDRB, for 1295 Cerro Gordo Road, approve/deny the exception to section 14-4.6(E)(2)(II)(c) to exceed 50% of the historic footprint of the contributing structure, finding that the exception criteria have/have not been met.
- b. In case 2026-012571-HDRB, for 1295 Cerro Gordo Road, approve/deny the exception to section 14-4.6(F)(2) to exceed the maximum allowable height is requested, finding that the exception criteria have/have not been met.
- c. In case 2026-012571-HDRB, for 1295 Cerro Gordo Road, approve/deny the exception to section 14-4.6(E)(4)(II) to remove historic material for removal of a portion of a contributing yardwall, finding that the exception criteria have/have not been met.
- d. In case 2026-012571-HDRB, for 1295 Cerro Gordo Road, approve/deny the elements of the project that do not require an exception.

Should the Board deny the exception requests, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

The property lies within the River and Trails 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 may be required.



Figure 1: Property Location

## **BACKGROUND & SUMMARY:**

### **Site Description:**

The adobe 1930s Librado and Plácida Ortiz House is listed as contributing to the Downtown and Eastside Historic District. The Board retained the residence as contributing with the south, including the portal and east facades as primary (facades 1-4 including the portal in the diagram) and designated both the retaining wall and the planter walls as contributing on May 12, 2026, under case 2026-012282-HDRB. The residence expresses a vernacular Pueblo Revival style, with exposed vigas at the façade and rounded parapets.

The residence is a 1,030 sq. ft, excluding the two portals. The south façade features an arched porch entry and wood casement windows and appears to retain its original configuration. There was an addition of two rooms in the 1930s, which created a bump-out at the northeast corner. In 1996, the structure was 927 sq. ft. when a room addition was placed on the north elevation, an alteration of the west elevation portal, and other changes were made. The garage and attached shed were demolished in 1995.



Figure 2: Street View of Property showing the retaining walls



Figure 3: Low Planters

The origin of the stone retaining wall in front of the house is unclear. The low planters immediately in front of the house appear in earlier aerial photographs and lend period character to the property, helping to establish its historic setting; the lower rockwork is first clearly visible in 1978 aerial imagery. Both the low planters and the retaining walls are designated as contributing.

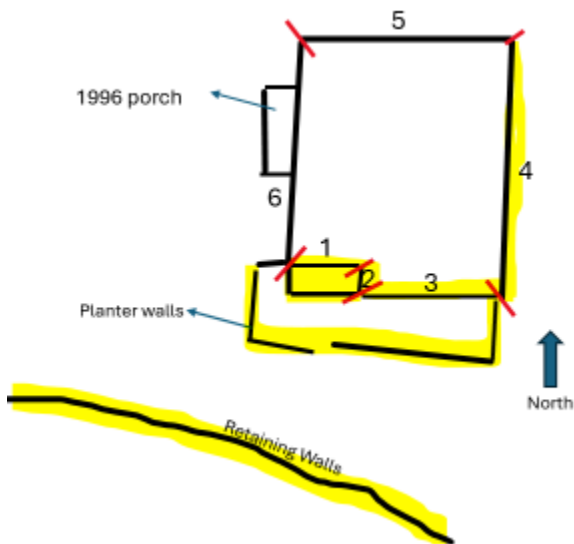
**PREVIOUS CASE SUMMARIES:**

**ARC:**

There is no archaeological clearance issued for the property.

**HDRB:**

In case 2026-012282-HDRB, the Board retained the residence as contributing with the south, including the portal, and east facades as primary (facades 1-4 including the portal in the diagram) and designated both the retaining wall and the planter walls as contributing on May 12, 2026.



In case H-96-024 a 115 sq. ft. addition on the north elevation, window replacement, and restucco were approved with the condition that the divided-lite casement windows on the west and south were to be restored, and the addition's roof was to be flat.

The demolition of the garage was approved under case H-95-185.

**ADMINISTRATIVE:**

No administrative cases are on file.

**APPLICANT'S REQUEST:**

**Residence:**

- 1) Construct 1,390 sq. ft. of additions with 929 sq. ft. heated space and 461 sq. ft. portals to a height of 15'-0" where the existing residence is 14'-0". An exception is requested to section 14-4.6(E)(2)(II)(c) to exceed 50% of the historic footprint.
  - a. The additions are setback from the primary façades by 10'-0" and sits on the northwest corner of the structure.
  - b. The addition can be differentiated from the original structure through its style and height.
  - c. A chimney will be located in the northwest corner of the northern addition.
  - d. Windows will be simulated, divided-lite, wood-clad in blue.
  - e. Doors are located under portals and will be full single-lite doors, except for the south elevation door which will hold divided lites.
- 2) Replace windows and doors
  - a. The circa 1990 entry door on the south primary façade is recommended for replacement in the window assessment: "The door was replaced at some point and is not believed to be original to the Jamb Recommendations: Replace Door Panel and extend jamb or replace Door and Jamb". The size of this door will change as a result of the lowering of the interior grade of the residence by twelve inches. The door size will become a standard door size.
  - b. The window on the south primary façade is recommended to be replaced on the window assessment: "Arrangement of 3 sashes fastened together and fixed. Exterior wood condition is severely degraded Recommendations: Replace"
  - c. The window on the east primary façade is recommended for replacement: "Modern window made

of finger jointed wood installed into what is most likely a historic window frame. The Mullions are an applied grill Recommendations: Replace”

- d. All non-primary façade windows on the residence will be replaced.
- 3) Stucco in cementitious La Habra Desert Rose of Kokanee.
- 4) Stain wood stain in SW Hawthorne or Chestnut.

**Accessory Structure:**

- 5) Construct a 1,391 sq. ft. freestanding accessory structure to a height of 22’-11”, where the maximum allowable height is 15’-3”. An exception to section 14-4.6(F)(2) to exceed the maximum allowable height is requested.
  - a. The grade at this section of the lot is located approximately 5’ below the grade of the front residence.
  - b. The structure will be Spanish Pueblo Revival Style.
  - c. The first floor of the structure will be a 702 sq. ft. garage.
  - d. The second floor of the structure will be a 419 sq. ft. accessory space and a 151 sq. ft. portal.
  - e. Windows will be simulated divided lite.
  - f. The garage door will be metal roll up style. The garage door will not be publicly visible.
  - g. Stucco in cementitious La Habra Desert Rose of Kokanee.
  - h. Stain wood stain in SW Hawthorne or Chestnut.

**Property:**

- 6) Remove approximately 12’ of the existing contributing retaining wall. An exception is requested to section 14-4.6(E)(4)(II) to remove historic material.
- 7) Reconfigure the driveway.
- 8) Extend an existing wall on the east of the lot.
- 9) Replace existing slat fence with a coyote fence to a height of 6’-0” and align with the front of the residence going to the west.
- 10) Construct a retaining wall on the east to support the new driveway configuration. The retaining wall will be constructed of stone to blend with the existing retaining walls.

**EXCEPTION CRITERIA AND RESPONSES:**

Exception to section 14-4.6(E)(2)(II)(c): The applicant requests an exception to exceed 50% of the historic footprint

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

Applicant Response: The existing area of the house is 1100 sq. ft., which is relatively small by modern standards. The additions in area are primarily for a kitchen and a primary bedroom with several portals for weather protection. This would add 951 sq. ft. of heated area and about 418 sq. ft. of portal. The additions are 10 feet behind the primary facades and also behind fences. The increase in area approximately matches the street frontage of the neighboring buildings hence should not damage the character of the district.

Staff Response: Staff find that this criterion is not met. The character of the district is damaged when a historic small residence is overtaken by an excessive additions.

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

Applicant Response: These area increases are for simple kitchen and bedroom spaces and without either of these additions the owners would suffer a hardship of habitability. The contributing facades are not affected by the additions as they are more than 10' setback from these facades with only a one-foot height increase.

Staff Response: Staff find that this criterion is not met. This residence is a recent purchase with the knowledge that the structure was smaller and in a historic district with restrictions on additions. While the additions are well located on the structure, their size is an issue. The size of the additions is 135% the size of the original home.

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

Applicant Response: The additions to the home would provide for more visual variety in the district due to increase in variation of massing. This also provides livable spaces which are more in line with present day standards of spatial needs found in the homes found in this neighborhood.

Staff Response: Staff find that this criterion is not met. This is a historic structure it is not going to be in line with present day standards for space. The homes found in this neighborhood with larger footprints are newer homes. 135% of additions on a small residence will cause this structure to get lost in the new material. A smaller connection to the residence with the bulk of the new construction detached from this structure would help to ensure that the historic building and character is not lost.

Exception to section 14-4.6(F)(2): The applicant requests an exception to exceed the maximum allowable height on the garage structure.

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

Applicant Response: The proposed garage and office are approximately 20 feet above the existing ground level. However, the main house and the adjoining neighboring properties along the south, east and north sides are approximately 5 to 7 feet above the grade of the proposed garage. Hence the office would be in line with the adjoining building profiles as seen from 20-30 above Cerro Gordo Road. The garage would not be visible from Cerro Gordo at ground level. The design also provided for stepped massing and portals to soften the profile of the structure.

Staff Response: Staff find that this criterion is not met. The average height of the structures in this area is only 13'-3". The allowable height is 15'-3" the neighboring lots and the highest neighbor is 16'-3" tall. A 20' high building is not in character with this neighborhood and therefore would damage the character of the district.

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

Applicant Response: Requiring the design to be on one level would be an injury to public welfare in that it would increase the amount of imperviable surface to the property and decrease the open space and area for vegetation. An issue of urban comfort, environment and visual well-being.

Staff Response: Staff find that this criterion is not met. This lot is 0.22 acres with a 1,030 sq. ft. home and no slope to account for. There is no hardship for a second story. The garage could be designed with a single story and have the office connected to the side of the garage rather than on top of it.

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

Applicant Response: The recessed nature of the site is unique and will not visually impact the street scape or the neighboring property. The neighboring properties will still exceed the height of the proposed garage and office.

Staff Response: Staff find that this criterion is not met. This lot is 0.22 acres with a 1,030 sq. ft. home and no slope to account for. There is no hardship for a second story. The garage could be designed with a single story and have the office connected to the side of the garage rather than on top of it.

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

Applicant Response: The special conditions are the location and hidden nature of the proposed structure. The elevation is lower than the adjoining properties by 5 feet or more and the agricultural history of the property would be more fully maintained.

Staff Response: Staff find that this criterion is not met. This is a 0.22-acre lot with a flat surface. There is no special circumstance or condition that requires a second story structure.

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

Applicant Response: The special conditions go back to original use and ownership. The property was leveled for agricultural use with retaining walls of 5 to 7 feet are still intact along the interior of the property. The current owners have only recently gained possession of the property, hence have had no control over the current conditions.

Staff Response: Staff find that this criterion is not met. If placed properly, the extra 570 sq. ft. of office and portal will have minimal impact on the vegetation on the lot if placed as a single-story section of the garage.

- (vi) *Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).*

Applicant Response: The least negative impact is stated above in relation to maintaining as much green open space as possible on a historically agricultural tract. This also will lessen run-off and potential for flooding. Because of the recessed elevation there should be a minimal impact on the adjoining properties and the street scape.

Staff Response: Staff find that this criterion is not met. The property will have to meet the requirements for flood mitigation regardless of the height of the structure. The least negative impact on the City, Historic District, and streetscape would be to remain within the height limitation.

Exception to section 14-4.6(E)(4)(II): The applicant requests an exception to remove a portion of the contributing retaining wall.

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

Applicant Response: It does not damage the character of the district in that it is part of the wall will be supplemented with similar materials adjoining the area of removal.

Staff Response: Staff finds that this criterion is met. The section of the retaining wall that is being removed is the farthest up the hill, the lower section which includes the stairs and planter on the east. Once the driveway space is considered, the eastern portion will be reestablished with similar materials, lessening the impact of the change. This will not damage the character of the district.

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

Applicant Response: The removal of this section of wall and the irregular dangerous stairs would allow vehicular access to the front of the property which is currently not accessible as the driveway crosses the neighbor's property and remove an access hazard. The illegal access across the neighbor's property would be closed with a similar rock wall setting in stone the property line. The new access would allow for personal and emergency access to the property.

Staff Response: Staff find that this criterion is met. This property was once a part of the neighboring lot at 1299 Cerro Gordo. Therefore, the current access to the property continues to cross the neighboring lot. This is not legal access. To provide access to the residence new access must be established. The only means to do this from Cerro Gordo is to reconfigure the retaining walls to create access to the property.

(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: There are no other design options for access to the front of the property from the street. This would ensure that vehicles could drive to the front street entry of the property which is a health and safety issue.

Staff Response: Staff finds that this criterion is met. Other design options do not allow for direct access to the residence from Cerro Gordo Road.

## **RELEVANT CODE CITATIONS:**

### **14-4.6 HISTORIC DISTRICTS**

#### **A. General Provisions**

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##### **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

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### I. 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*.

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### 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



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 Step backs

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**

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### **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, 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. Façade 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.