

City of Santa Fe, New Mexico

memo

DATE: June 10, 2025

TO: Historic Districts Review Board

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

2025-010490-HDRB, 815 E. Alameda St. Unit 8, Downtown & Eastside Historic District, William Kleinschmidt, agent for Nancy Abruzzo Holdings LLC, owner, proposes to construct a 2,204 sq. ft. freestanding residence to the maximum allowable height of 14'-5" and a 6'-0" high yard wall with 8' high gate enclosures where the maximum allowable height is 4'-6". An exception is requested to 14-5.2(D)(9)(c)(ii)(C) to exceed the maximum allowable height of the yard wall.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: [development plan, previous case documents, height calculations]

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met and recommends denial of the 6'0" high yard wall and gates, staff also finds that the 3'0" high publicly visible metal planter wall that extends for approximately half of the east elevation facade does not comply with the materials standards under section 14-5.2(E) Downtown and Eastside Historic Districts Standards as metal cannot simulate the appearance of adobe construction and recommends denial of the metal planter.

Otherwise, staff recommend approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

- a. Approve or deny the exception to 14-5.2(D)(9)(c)(ii)(C) to exceed the maximum allowable height of the yard wall, finding that the exception criteria have/have not been met.
- b. Approve or deny the use of metal for the planter/wall, subject to conditions, and
- c. Approve or 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 with a building permit.

BACKGROUND & SUMMARY:

Streetscape:

The property at 815 East Alameda is located across from the Santa Fe River Park, which is a passive recreational area with landscaping, picnic tables, and a walking path. The park is restricted to parcel sections from twenty to one hundred feet wide, bounded on one side by the ten-foot drop to the riverbed and on the other side by Alameda Street. This parkway was developed for the visual enhancement of the nature of the site.

Across from the Santa Fe River is the residential sector of Alameda Street. The houses range in style, with the most prominent styles being Spanish Pueblo Revival and Territorial. While there are two-story buildings, the majority are still lower single-story buildings with an average height on the streetscape of 12’5”. The street is lined with low yard walls with an average height of 54” (4’6”). The properties have a higher density with a zoning of R21, which allows for up to 21 residences per acre. The yard walls are stuccoed concrete masonry units that are colored to match the corresponding building.

Site Description:

The 0.89-acre property that houses the Sangria Compound Condominiums is addressed as 815 and 817 East Alameda. The property is part of a phased Development Plan, which was amended most recently in 2025. Phase 1 consists of 0.3 acres and is addressed as 815 East Alameda units 1-3. Phase 2 is 0.21 acres, which is addressed as 817 East Alameda units 4-7, and phase 3 is 0.38 acres, which is listed as 815 East Alameda unit 8. Phases 1 and 2 are complete. This request is for phase 3 of the development plan, which is currently used for vehicle parking for the compound.

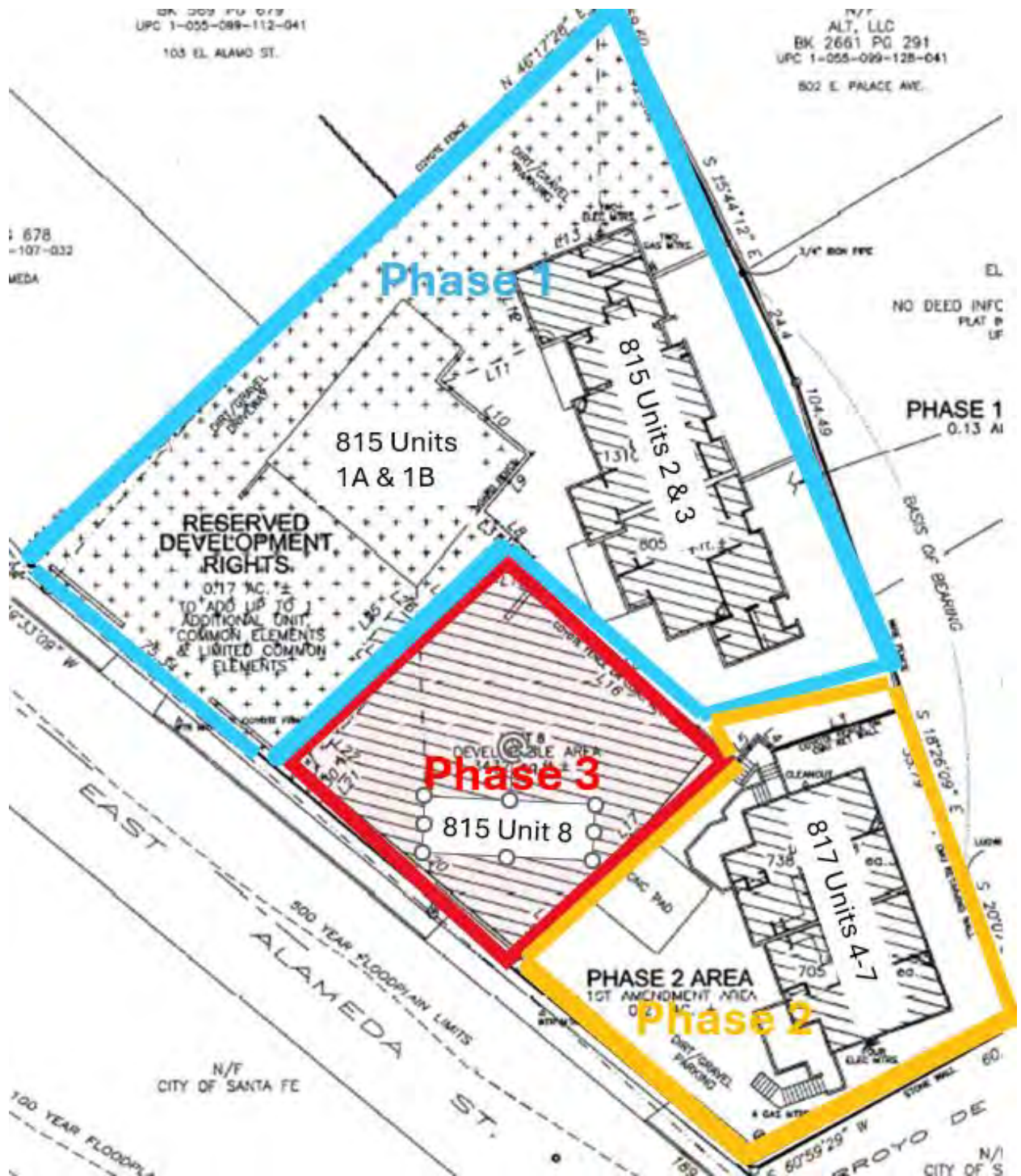


Figure 1: Development Plan Phases

The original structure on the lot is 815 East Alameda, which is a contributing two-story multifamily residence constructed in Territorial Revival style in 1949. This structure is now addressed as units 1A and 1B and is part of Phase 1 of the development plan.

The single-car garage on the property's west corner was converted to a Spanish Pueblo Revival style living space in 1959. The unit was enlarged in 2006 and now includes units 2 and 3. The structure is designated as non-contributing.

The residences at 817 E Alameda units 4 through 7 were constructed in a Vernacular style in 1964 and are designated as non-contributing. This structure is a two-story unit that had additions and window and door replacements in 2006 as approved under case H-05-084A and B. These additions resulted in the construction of units 6 and 7.

The area of the lot designated for 815 East Alameda Unit 8 was previously addressed as 817 East Alameda Unit 8, as it is in case H-05-084D. This case proposed the construction of the final building, phase 3 of the development plan. The HDRB approved the residence in March 2006, however, the structure was not constructed at that time, and the lot remains a gravel parking area. All streetscape and courtyard walls and fences, hardscaping, and exterior lighting were approved under case H-05-084E. The yard walls were approved at 3'-4' high rear lot line walls and coyote fences between 5-6' on May 9, 2006.

Due to the lapse of time since these approvals and changes in design, the applicant is returning to the HDRB for approval of Phase 3.

PREVIOUS CASE SUMMARIES:

ARC:

January 5, 2006 – Under case AR-01-2006, the Archaeological Review Committee (ARC) approved archaeological clearance for the development.

HDRB:

March 28, 2006 – Under case H-05-084D, the HDRB approved the construction of a single family residence at 817 E Alameda Street with the conditions that the reveal on the windows be at least three inches deep; the canales be tin lined; the stucco be cementitious in “Adobe” color, that the wood trim be a tan-brown combination, that there be no rooftop equipment, and the fruit tree be saved.

May 9, 2006 – Under case H-05-084E, the HDRB approved the construction of streetscape yard walls at 3' and 4' high and side and rear lot line walls and coyote fences between 5' and 6' high, additional hardscaping, landscaping, and exterior lighting fixtures for both 815 and 817 east alameda street with the condition that the pueblo wall be rounded on the top.

Administrative:

March 15, 2007 - Administrative Approval, Staff approved the extension of the case H-05-084E for one year for the construction of the yard walls, hardscaping, and lighting at 815 and 817 East Alameda.

May 9, 2007 - Administrative Approval, Staff approved the extension of the case H-05-084E for one year for the construction of the yard walls, hardscaping, and lighting at 815 and 817 East Alameda.

September 4, 2007 - Administrative Approval, Staff approved the renewal of the new structure permit, which was applied for due to delays by the city's approval of the development plan at 817 East Alameda.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Construct a 2,204 sq. ft. single-story residence to a height of 14'-5" where the maximum allowable height is 14'-5". The residence is designed in a Spanish Pueblo Revival style with 3" to 4" bullnosed corners. Windows and doors will have rounded corners and will consist of wood units with metal cladding in either cream or light green with true divided lites. There will be one interior fireplace with a chimney on the north side of the residence. The residence will have skylights that shall not be publicly visible. The residence will be stuccoed in synthetic stucco from La Habra, colored "Adobe" or "Viejo Suffolk". Exterior wood will be stained in semi-transparent medium to dark wood stains with clear sealer. In addition, an 882 sq. ft. portal with an exterior fireplace will be located on the south elevation.
- 2) Construct a yard wall to 6'-0" high with an 8'-0" high gate enclosures where the allowable height is 4'-6". An exception is requested to exceed the maximum allowable height. The fence will house two pedestrian gates, with one on the west and one on the south. The gates will be wood with frames in matte clear sealant or stained in medium to dark brown to match other wood details.
- 3) Install exterior lighting, lantern-type wall sconces in dark bronze or black under the portal and simple cube-shaped downlight sconces in black on the exterior of the courtyard walls at each gate.
- 4) Install a 3'-0" high weathered steel planter along the exterior of the yard wall and building wall on the east side of the lot.

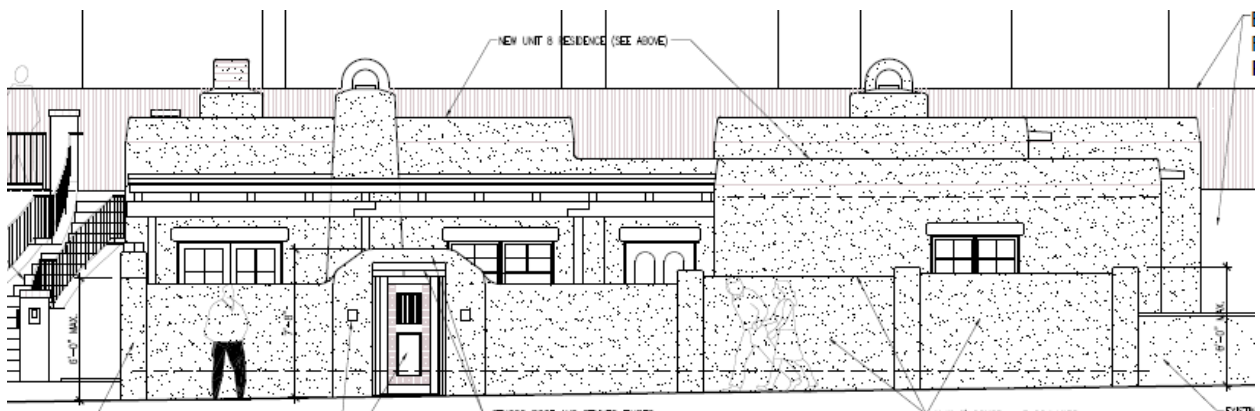


Figure 2: Proposed south (street facing) elevation

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5.2(D)(9)(c)(ii)(C): The applicant requests an exception to exceed the maximum allowable height of the yard wall.

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

Applicant Response: “The design, height, and appearance of the proposed yard wall, courtyard gate enclosure, and wood gate are in keeping with Santa Fe and Pueblo Revival styles generally accepted in the historic district and will improve the character of the streetscape.”

Staff Response: Staff find that this criterion is not met. The development of Sangria Compound Condominiums has 4’0” high yard walls. To have a single property with a 6’0” high yard wall would detract from the unity of the compound. This streetscape is along the river where there is an open park and trail area with no fences or yard walls. The north side of the street where the housing is has only low yard walls, where the average is 4’6”. A single property with a 6’0” high yard wall will impact and damage the character of the district, the streetscape, and the compound.

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

Applicant Response: “The proposed residence, portal, and courtyard are close to the East Alameda Street sidewalk and vehicular street. A 6’ tall yard wall along the sidewalk will enhance visual privacy and mitigate street noise for the courtyard, portal, and dwelling interior. The proposed courtyard wall will not adversely affect the public welfare or result in injury, and there are examples of other yard walls along the sidewalk in the streetscape.”

Staff Response: Staff find that this criterion is not met. There is no hardship to the applicant to construct what is consistent with the streetscape and the compound. All of the houses along Alameda have the same issues and low yard walls.

(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 proposed height of the yard wall and gate enclosure improves the city’s heterogeneous character through the use of a traditional Santa Fe style appearance. The courtyard gate is proposed to be recessed deeply in the thickened wall, with a timber lintel and stucco roof over the gate (the application package includes an “inspiration” photo of the type of gate enclosure being proposed). The proposed design strengthens the residential nature and character of the historic district through this use of traditional styling.”

Staff Response: Staff find that this criterion is not met. A single 6’0” high yard wall in this streetscape does not strengthen but weakens the heterogeneous character of the city. Other designs could be considered.

(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 overall design and layout of the Unit 8 residence complies with the property’s approved Site Development Plan. Property zoning allows for a dense collection of

dwellings on the property, although the other dwellings on the property are set back farther from the street and have more privacy from the street than this proposed Unit 8 residence. The streetscape includes properties with varying densities of residential units. This property's development plan dictates a particular layout for the Unit 8 building footprint, portal, and courtyard."

Staff Response: Staff find that this criterion is not met. The compound is dense, but the residences' location is the same as those on this streetscape, and no property has 6'0" high yard walls. This height will not fit into the idea of openness that is a part of the Alameda streetscape.

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

Applicant Response: "The proposed design must adhere to the general requirements of the property's Site Development Plan."

Staff Response: Staff find that this criterion is not met. The Development Plan does not have a height requirement for walls and fences. This compound has street-facing walls at 3'0" to 4'0". A single property with a 6'0" high yard wall will impact and damage the character of the district, the streetscape, and the compound.

- (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 proposed height and general appearance of the yard wall and gate enclosure provides a visual barrier for the residence in character with the streetscape and provides sound mitigation between the private residence and the public way along East Alameda Street. The appearance of the yard wall and gate will be pleasing to pedestrians and vehicular traffic moving past the proposed residence."

Staff Response: Staff find that this criterion is not met. The least negative impact for this property would be to construct consistently with the open feeling of the compound and the streetscape. The character of the streetscape is to be open, a 6'0" foot yard wall would not fit into this streetscape, it would have a stark negative impact.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*.
- (b) The continued construction of *buildings* in historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture, and material between *buildings* of historic design and those of more modern design.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

- (a) Each *structure* is to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken.
- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time.
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and
- (d) New additions and related or adjacent new construction be undertaken 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 within Historic Districts

(a) Status Designation

Structures within historic districts may be designated as a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) A change in status or the designation of a status shall be based upon an evaluation of data provided through a survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(f) 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.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section, provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate, and the board shall make a positive finding of fact, that such exceptions comply with all the criteria listed as follows:

- (i) Do not damage the character of the district.
- (ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and
- (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.

(c) Height, Pitch, Scale, Massing, and Floor Step backs

The board is the *city* administrative board reviewing and granting or denying requests for exceptions from regulations set forth in Subsection 14-5.2(D)(9). When requesting exceptions, the *applicant* shall use the procedures for public notice and hearing set forth in Section 14-3.6(B)(3), unless the *applicant* also requests a variance to the underlying zoning. In such a case, the *applicant* for the H ordinance exception shall not be required to publish a legal ad in the local newspaper.

Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. The board may grant exceptions and impose conditions thereon to Subsection 14-5.2(D)(9) for the height of *structures* within the historic districts as specified in Subsection 14-5.2(D)(9)(a). The *applicant* for such exceptions shall conclusively demonstrate, and the board shall make a positive finding of fact, that such exceptions comply with all the criteria listed as follows:

- (i) Do not damage the character of the *streetscape*.
- (ii) Prevent a hardship to the *applicant* or an injury to the public welfare;
- (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;
- (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*;
- (v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; and
- (vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1).

(B) If it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of historic materials or the alteration of architectural features and spaces that embody the status shall be prohibited.
- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments*, and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.
- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

- (c) Additions are not permitted to *primary façades*.
 - (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.
 - (e) The height of additions:
 - (i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.
 - (ii) For 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*.
- (3) Remodeling to Increase Height; Rooftop Appurtenances
- (a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)
 - (b) For significant and *landmark structures*, *publicly visible* rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added, nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings*, solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.
- (4) Porches and Portals
- Existing *porches* or *portals* shall not be enclosed.
- (5) Windows, Doors, and Other Architectural Features
- (a) For all facades of significant and *landmark structures* and the primary facades of contributing *structures*:
 - (i) 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 opening shall be widened or narrowed.
 - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.

- (b) For all façades of significant, contributing, and *landmark structures*, architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced. 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. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

The existing 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 or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) 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 within this chapter.

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

- F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

- (ii) In exercising its authority under this section, the board 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 be in excess of two (2) 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 be in excess of two (2) 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. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)
- E. The height and dimension of signage are as set forth in Section 14-8.10(H).
- F. The board 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 (2) feet. In no case shall the height of a façade exceed four (4) 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* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *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*.

(e) 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.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback 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 Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) Downtown and Eastside Design Standards

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.

(1) 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*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, 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, often 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 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 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 a 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.
- (2) 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 of overhang.