

City of Santa Fe, New Mexico

memo

DATE: September 23, 2025

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division 

2025-011103-HDRB, 126 Camino Santiago, Downtown & Eastside Historic District, contributing, John Padilla, agent for Onesimo and Rachel Vigil Revocable Trust, owner, propose an amendment to case 2023-007680-HDRB to construct a 105 sq. ft. addition to a height of 12'-6", replace windows and doors, construct a freestanding 960 sq. ft. garage to a height of 15'-0" where the maximum allowable height is 13'-3", exception previously approved, install exterior stairs and roof deck to a height of 15'-0", and other alterations. Exceptions are requested to 14-5.2(D)(5)(a) for replacing historic windows on a primary façade, 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: previous case file

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: exception criteria

STAFF RECOMMENDATION:

1. Staff finds that the exception criteria have not been met and recommends denial of the exception to 14-5.2 (D)(5)(a) for replacing historic windows on a primary façade.
2. Staff finds that the exception criteria have not been met and recommends denial of the exception to 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade.
3. Staff finds that the exception criteria have not been met and recommends denial of the exception to 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.
4. Otherwise, staff recommends denial of the other elements of the application because the proposed rooftop feature is incompatible with the simplistic lines of the structure, the clean lines of the building conflict with the concentrated lines of the rooftop feature. as they do not comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Sample motions:

Four motions will be required in this case. One motion is required for the exception to 14-5.2 (D)(5)(a), one is required for the exception to 14-5.2(D)(2)(d), one required for the exception to 14-5.2(D)(2)(d), and one is required for the elements that do not require an exception.

- a. In case 2025-011103-HDRB, for 126 Camino Santiago, approve/deny the exception to 14-5.2 (D)(5)(a) for replacing historic windows on a primary façade, finding that the exception criteria have/have not been met.
- b. In case 2025-011103-HDRB, for 126 Camino Santiago, approve/deny the exception to 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, finding that the exception criteria have/have not been met.
- c. In case 2025-011103-HDRB, for 126 Camino Santiago, approve/deny the exception to 14-5.2(D)(2)(d) to exceed 50% of the historic footprint, finding that the exception criteria have/have not been met.
- d. In case 2025-011103-HDRB, for 126 Camino Santiago, approve/deny the elements of the project that do not require an exception.

Should the Board deny any of 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 Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13. There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Compound History:

Plaza del Monte, formerly the Plaza del Monte Retirement Compound, is an approximately six-acre subdivision that is “L” shaped and is bounded by Bishops Lodge Road on the east and Old Taos Highway on the west. The development has two roads, Camino Santiago and Camino Matias.

While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church, starting in the late 1950s until 1977. The earliest plans by Clark and Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, when Philippe Register took over the project in the 1960s, his designs evolved into a contemporary flat-roof structure with the use of canales, viga-roof portales, and carport elements. In the mid-1960s, Camino Santiago was extended, and development at the western end of the development began. This is when Mr. Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once fully developed, the compound consisted of 25 single-family residences and 3 quad apartment structures. The apartments include the structures at 105, 125, and 126 Camino Santiago.

The Plaza del Monte landscape includes low retaining walls, constructed of formed concrete or concrete and stone. The walls were built over several phases, and the dates of construction are between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. A few of them rise above grade, but some of the lots do have above-ground property line walls, which are constructed of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units. The retaining walls vary in height from 8” up to 38”, though most are 20” in height. No property has front yard fencing. All fencing is a minimum of 10’ from the front property line. Those properties that have rear yard fencing have a height is generally 5’-0”. Fences built on top of retaining walls or perimeter fences tend to be at 6’-0”. There are two sections of retaining wall with fencing that reach 8’-0” between the compound and neighboring lots.

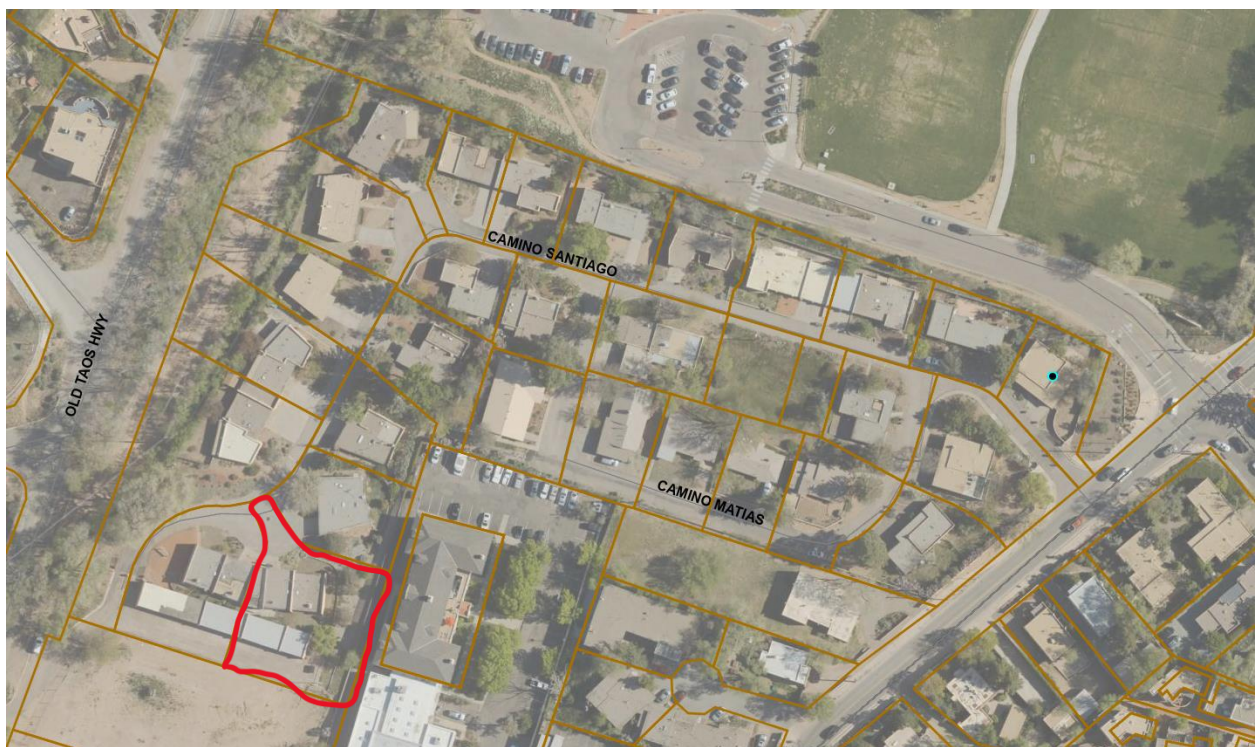


Figure 1. Plaza del Monte. 126 Camino Santiago is in the lower left corner of the property.

Property Summary:

The residence at 126 Camino Santiago was constructed as part of the Plaza del Monte compound in 1966 and is listed as contributing to the Downtown and Eastside Historic District, with the north elevation listed as the primary façade. Previously, the property was a 4,673 sq. ft. fourplex-family residence with a shared laundry room. It has now been divided into two individual residential structures as part of a subdivision that was created in 2022. The residence now addressed as 126 Camino Santiago is the eastern side of the previous four-plex and is 2,588 sq. ft. The property also has a low yard wall constructed of rock that is listed as contributing.

The quad apartment block at 126 Camino Santiago was designed with room block massing at the center to act as a hood over the laundry and raised triangular party walls that divided the sections and bookended the building, and a viga portal was tacked on to the front façade. The layout is unique to the Plaza del Monte development because the other apartment structures have room block massing at the ends of the structures.



Figure 2: Comparison of 126 & 128 Camino Santiago (left) and 125 Camino Santiago (right).

The contributing rock wall at 126 Camino Santiago is erected next to a concrete walkway and is approximately 32" tall, measured from the sidewalk to the top of the wall. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo. The short wall is capped with puddled concrete. The wall runs along the east of the structure to the north and turns to the west along the north of the residence.

PREVIOUS CASE SUMMARIES:

ARC:

As the property comprises less than 10 acres, an archaeological survey was not required for the subdivision.

HDRB:

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. In 2018, under case H-17-098B, the residence and garage structures at 126 Camino Santiago were requested to be demolished. Due to the contributing status of the residence and a

lack of exception criteria, the demolition of the residence was denied. The garages were approved for demolition, but the owner at the time did not proceed with the demolition. Before this, there were no known cases of the property.

In June 2018, under case H-17-098A, the quadplex addressed as 126 Camino Santiago was designated as contributing to the north elevation, designated as the primary facade. The garages behind the unit were designated as non-contributing. The garage unit has since been demolished per case 2024-007794-HDRB.

In February 2023, under case 2024-007794-HDRB, the applicant was approved to demolish the garage and carport structure to the south of the residence.

On March 26, 2024, under case 2024-007680-HDRB, the applicant was approved with some conditions to construct additions, a carport, and reestablish the garage structure. An exception to Section 14-5.2(D)(2)(d) for the 50% footprint rule for the total of 2,340 sq. ft. of additions was requested and approved. The applicant requested replacing the corner windows and entrance door in-kind within the existing openings. An exception to Section 14-5.2(D)(5)(b) to remove historic materials was requested and approved. They also requested to infill windows and apartment and mechanical access doors, an exception to Section 14-5.2(D)(5)(a) to alter openings on a primary facade of a contributing building was requested. The applicant presented the initial design of this application on February 13, 2024. The HDRB requested a redesign of the additions and yard walls noting that the yard walls should be lower or have fenestration so that the primary facade would not be blocked, should not connect to the primary facade, and be less foreboding, that there should be a visual separation between the house and the garage, and that the overall south elevation of the garage be more sympathetic to the contributing structure. The applicant made the requested changes, and the design was approved with conditions on March 26, 2024. The following conditions were made at this hearing:

1. The north elevation existing steel casement windows that are being retained should be repaired rather than replaced.
2. The existing wood entry door will be repaired and reused.
3. The windows and doors throughout the project should be compatible with the original historic windows with the same lite pattern, thin mutins, and thin frames, and be sympathetic to the existing doors and windows.
4. The garage and bunkhouse structure be reduced in height a minimum of 1' with a preference being 1½' and 2' to be more in scale with the historic part of the building,
5. The southern property yard wall and gate in the motor court be lowered to 5'0" in height, and pilasters, modulations, and offsets be incorporated in the design as required by the fence and yardwall guidelines.
6. The front yard wall on the east and north retains the multiple height design, but the heights are lowered to 3½' and 4½', and
7. The applicant shall update the drawings and submit window selections to the staff for final approval.

ADDRESSING:

In case 2024-007680-HDRB, this property shows as 128 Camino Santiago, and its neighboring lot to the west as 126 Camino Santiago, in reverse of how the City normally does addressing. This addressing error has been corrected. So that this property is now 126 Camino Santiago, and the neighbor to the west is 128 Camino Santiago.

ADMINISTRATIVE:

No administrative approval cases are on file.

APPLICANT'S REQUEST:

The applicant has made design changes from the approved application under case 2024-007680-HDRB. These changes include:

1. Replace windows and doors and enclose windows on the primary façade. New windows and doors will be a metal-clad exterior finish (Sierra Pacific, or equal) with the primary façade window replacements, with no change in size. The proposed windows are undivided double-pane. An exception is requested to 14-5.2(D)(5)(a) for replacing historic windows on a primary façade. The previously approved window and door changes include the infill of doors on the north facade at the far east (1A) and two center mechanical doors (B2A and 3A) and the replacement of the two corner windows (A1 and D1). This request is to replace the other windows, B1 and C1.



Figure 3: Window Schedule

2. Construct a 105 sq. ft. addition to a height of 12'-6". Exceptions are requested to section 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, and section 14-5.2(D)(2)(d) to exceed 50% of the historic footprint. The previously approved additions under case 2024-007680-HDRB have granted the applicant an exception to add additions at 100.5% of the historic footprint. This addition added to the original approval will exceed the historic footprint by 105%, which is a net 4% increase over that previously approved (see calculation below).
3. Construct a freestanding 960 sq. ft. garage to a height of 15'-0" where the maximum allowable height is 13'-3". A height exception was previously approved for the property to construct at 15'-0" due to the slope of the lot under case 2024-007680-HDRB. The previous

approval was for a carport in this location. The carport will not be constructed. This two-car garage is in addition to the previously approved three-car garage that is attached to the rear of the residence.

4. Install exterior stairs and roof deck to a height of 15'-0" on the south residential portal, which was previously approved under case 2024-007680-HDRB.

Summary of square footage:

Existing roofed area including portals: 2588 sq. ft.

Previously approved:

Proposed additions: 785 sq. ft.

Proposed attached garage: 1391 sq. ft.

Proposed portal: 427 sq. ft.

Total additions: 2,603 sq. ft. or 100.5% of the existing historic footprint for this address

Current proposal:

Proposed addition: 105 sq. ft.

Total additions, previous and current: 2,708 sq. ft. or 105% of the original footprint

Staff recommends denial of the windows.

The proposed windows are undivided double-pane windows where there are currently divided lite windows. As part of the previous case, the board did request that these additional windows be repaired rather than replaced. Furthermore, there was a condition that those who were approved be sympathetic to the existing doors and windows with the same lite pattern, thin muntins, and thin frames. The currently proposed muntin pattern, or lack thereof, does not replicate the historic material and style.

Staff recommends denial of additional square footage.

The current proposed additional square footage brings the new construction to within ten feet of the primary facade and causes the new construction to wrap around the core historic structure, which obscures the original building and its historic design. The original approval maintained all of the new square footage, most of which replaced the previous garage structure, on a single rear elevation. This addition will eliminate the distinctive character of the "bookend" walls that are at each the east and west of the duplex on the east end. This distinctive feature is part of the reason this building is a contributing structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(a): The applicant requests an exception to replace historic windows on a primary façade.

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

Applicant Response: The owner contracted with Ra Patterson in December 2023 to conduct a Window Survey for this project, which is referenced in this request. Specifically, we reference the report that states, "The steel casements are single-glazed. There is not enough shelf area in

the steel casements to insert insulated glass into the frames. The single-pane and steel casement windows have had a considerable amount of condensation, and over time, this has caused damage to the wall and interior plaster. Using storm windows with the steel casements of this style will not work because the fact is, the steel will condensate and allow the conduction of heat and cold.

The best option for the structure would be to replace the units with a window in kind, with dual-pane glass to cut down the condensation and preserve the structure.”

The proposed alterations will not damage the character of the district; they will enhance the streetscape by establishing a single-family residential appearance for the north façade. The existing façade appears as a duplex apartment, a multi-unit structure that is not in keeping with the single-family nature of the existing streetscape in the Plaza Del Monte Subdivision. This request, when approved, will work to move this residence into greater harmony with the subdivision's single-family character.

Staff Response: Staff finds that this criterion is not met. The historic windows are in satisfactory condition and can continue to serve the residence, streetscape, and historic district as long as they are maintained.

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

Applicant Response: The proposed alterations will provide the Owner with a designated “Front Door” and a more substantial front single-family residence elevation for the renovated structure. It will modify this residence to be more in harmony with the subdivision's single-family nature, rather than its multi-unit apartment appearance. The replacement of the windows in-kind will allow the owner to have more energy-efficient window units on the front façade. In contrast, their replacement in-kind will preserve the original historic nature of the residence without altering the primary façade.

Staff Response: Staff finds that this criterion is not met. According to the window assessment rating, these historic windows are in satisfactory condition and, therefore, are repairable at this time. There is no hardship in retaining the windows.

(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 window replacements, in-kind, strengthen the unique, heterogeneous character of the streetscape and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance from Camino Santiago. The existing façade resembles an apartment, a multi-unit structure that is not in keeping with the single-family nature of the existing streetscape in the Plaza Del Monte Subdivision. This request, when approved, will permit the Owner to reside within the historic district and the Plaza Del Monte subdivision. The proposed window treatment will be a more sensitive replacement than what has been approved in the Plaza Del Monte since this case was first reviewed in 2023.

New windows and doors will be a metal-clad exterior finish (Sierra Pacific, or equal) with the primary façade window replacements done in-kind.

Staff Response: Staff finds that this criterion is not met. These windows were discussed at the previous hearing, and it was the understanding of the HDRB and staff that they would be retained if the HDRB allowed the infill and replacements that it approved under the previous case. The applicant is now again requesting the replacement of the windows. Therefore, they are not looking at other options to retain these historic windows.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d): The applicant requests an exception to constructing an addition within 10' of the primary façade.

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

Applicant Response: The proposed alterations will not damage the character of the district and will provide the owner with the space needed for the residence. The typical house for the timeframe had minimal closet and storage space, and this residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family. The property will maintain a residential appearance on the north façade. The east façade has limited public visibility, and with the closet set back 7'-0" from the primary façade, and the 13'-0" tall east end wall, public visibility will be significantly restricted.

Staff Response: Staff finds that this criterion is not met. The square footage of additions on this property is already 100% the size of the contributing historic residence. This addition will increase that to 105%. The new construction on the small contributing house is overwhelming the historic building, as it creeps closer to the primary façade, and this damages the character of the historic district and the credibility of the contributing designation of the structure. Furthermore, the proposed lines of the rooftop balcony and associated stairs are not consistent with the simple character of a reinterpreted Spanish-Pueblo Revival style with mid-century modern lines.

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

Applicant Response: The typical house for the timeframe had minimal closet and storage space, and this residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family. The proposed alterations will provide the Owner with the necessary space for the functions of the residence. The residence will continue to blend in harmony with the subdivision's single-family character.

Staff Response: Staff finds that this criterion is not met. This addition is not due to hardship. Furthermore, the addition of a feature that changes the overall character of the building can threaten the historically contributing status of the building.

(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 alterations will not affect the heterogeneous character of the city and the subdivision. The proposed improvements maintain the streetscape's single-family residential appearance from Camino Santiago.

Staff Response: Staff finds that this criterion is not met. The HDRB has already approved substantial changes to the residence in order to ensure that the residence can continue to be occupied by the extended family. A larger closet will not change the livability of the residence, and not all design options, which include the placement of the closet in a different location, were considered.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d): The applicant requests an exception to exceed 50% of the historic footprint.

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

Applicant Response: The proposed alterations will not compromise the character of the district and will provide the owners with a residence and the necessary amenities to reside in the historic district.

Staff Response: Staff finds that this criterion is not met. This addition, while small, is in addition to the other additions that were previously approved. The contributing historic home is small enough that the additions approved are 100% of the size of the historic home. This addition will increase that to 105%. The new construction on the small contributing house is enveloping the historic building, and this damages the character of the historic district and the credibility of the contributing status of the structure.

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

Applicant Response: The proposed alterations will provide the owner with the space needed to occupy the residence. The typical house for the timeframe had minimal garage vehicle storage space, and closet, and storage space.

This residence, which will be occupied by the owner and not placed in the short-term rental market, requires additional closet space for the family.

Staff Response: Staff finds that this criterion is not met. There is no definable hardship that could require a larger closet space.

(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 alterations strengthen and do not affect the heterogeneous character of the city and the subdivision. The proposed improvement will not damage the streetscape and will maintain a single-family residential appearance from Camino Santiago.

Staff Response: Staff finds that this criterion is not met. The HDRB has already approved substantial changes to the residence in order to ensure that the residence can continue to be

occupied by the extended family. A larger closet will not change the livability of the residence, and not all design options, including placement of the closet within the existing footprint, were considered.

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 the 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* 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.

(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).

14-12 Historic Compound

An identifiable grouping of historic resources, including buildings, structures, and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

(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 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 for 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. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* 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 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 overhang.