

City of Santa Fe, New Mexico

memo

DATE: September 23, 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 GM

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division 

2025-010873-HDRB, 219 and 219 A Washington Ave, Downtown and Eastside Historic District, Contributing, Robert Evans, agent for Dennis Price, owner, requests approval for a 1,357 sq. ft. addition including a two-story structure to a height of 22'-0" at 219 Washington Ave and construction of a new 1,661 sq. ft. two-story structure at 219 A Washington Ave to a height of 24'-6" where the max allowable is 20'-1". Exceptions are requested to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) 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:** 219 and 219 A Proposed Construction Renderings

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that all the exception criteria have been met and that the application complies with Section 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 Case #2025-010873 to allow these alterations to 219 and 219 A Washington Ave.
- b. Approve or deny Case #2025-010873 to allow these alterations to 219 and 219 A Washington Ave subject to conditions.
- c. Approve or deny the exceptions to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height.
- d. Approve or deny Case #2025-010873 to allow those alterations to 219 and 219 A Washington Ave 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 Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). As the total ground disturbance will exceed 2,500 square feet, archaeological clearance is required.

The applicant has provided a contract with an approved archaeologist on the City of Santa Fe's List of Approved Archaeologists and Historians for the Historic Downtown Archaeological Review District and for all ground disturbing activities associated with the proposed construction and development of this property.

BACKGROUND & SUMMARY:

The professional office building at 219 Washington Ave is listed as contributing to the Downtown and Eastside Historic District with the west street facing façade designated as primary. The following paragraphs are a summation previously described by Mr. Ramón Sarason, former planner for the Historic Preservation Division (HPD) in a recent case for the subject property to the Historic Districts Review Board (Board) in 2024.

The commercial building at 219 Washington Ave occupies the northwest corner of the former Levi A. Hughes estate and is characterized as a low, flat-roof building that initially served as a garage. The non-descript structure faces Washington Ave and sits directly adjacent to a wide sidewalk made of glazed clay blocks. To the north is a concrete walkway leading to the former McKee Office Building. To the south is the lawn of the onetime Levi A. and Christine L. Hughes residence.

Constructed between 1930 and 1942, the garage is made of structural clay pentiles and finished with stucco and painted in a buckskin color. The previous garage faces the street, which has been altered with the infill of a door and windows. These include two sets of large multi-light wood windows that sit on low bulkheads faced with stretcher row

brick. The public access to the building is through a ¾"-glass door at the northwest corner. The structure is currently utilized for commercial business purposes.

Previous cases for 219 Washington Ave include:

On September 9, 2025, in Case No. 2025-010873-HDRB, the applicant provided information to the Board considering a re-design of the proposed project for open discussion as an informational item.

On August 12, 2025, in Case No. 2025-010873-HDRB, the Board postponed this case to a date certain and asked the applicant to take into consideration some of the Board's comments which included a height massing, window placement, potentially roof type and profile, and would also encourage story poles which will be a topic of conversation and another site visit to install the story poles to support your point of not being publicly visible.

On February 27, 2024, in Case No. 2024-007814-HDRB, the Board approved a remodel with exceptions with the condition that the replacement windows be true simulated divided lights or actual divided lights. The approved renovations are stated below:

- 1) Renovations and Alterations to the north, west, south, and east elevations of the structure.
- 2) North Façade includes the introduction of new windows to provide additional natural light to the proposed sleeping rooms. Exception required Section 14-5.2(D) (5) (a).
- 3) West Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Exception required Section 14-5.2(D) (5) (a).
- 4) South Façade includes the removal of an existing door and the introduction of a new entrance door in the enlarged existing opening. Introduction of a new window to provide additional natural light to the proposed sleeping room. Exception required Section 14-5.2(D) (5) (a).
- 5) East Façade includes removal of the existing north door and introduction of a new entrance door in the enlarged existing opening. Introduction of a new window in a previous center door opening to provide additional natural light to the proposed sleeping room. The existing opening will be reduced in size. Introduction of a new window in the existing south opening to provide additional natural light to the proposed bathroom. Exception required Section 14-5.2(D) (5) (a).
- 6) The existing Storage Area will be renovated in the interior and will replace the existing door with a new door in the existing opening.

On October 22, 2019, in Case No. 2019-000994-HDRB, the Board upgraded the historic status to contributing and designated the western, street facing façade as primary.

APPLICANT'S CURRENT REQUEST:

The applicant proposes the following exterior alterations:

- 1) 1. Construct a rear addition (219A) to the East rear façade of the existing building 219. The addition will be designated for:
 - a. Laundry – 92 SF
 - b. Unit 4 portal – 51 SF
 - c. Unit 4 bathroom – 40 SF
 - d. The existing rear one-story storage area (100 SF) will be rebuilt in the same location, to introduce a new Laundry area and a bathroom for Unit 4.
 - e. A new one-story portal addition (51 SF) will provide egress for Unit 2 and connect with the Laundry room.
 - f. Unit 4 – Basement – 352 SF (Mechanical & Utility Room + Storage)
 - g. Unit 4 – 445 SF of what?
 - h. TOTAL = 628 SF what? This isn't really an additional item – just the sum total for unit 4?
- 2) Construct a new two-story addition will provide Unit 4 (445 SF) on the first floor and Unit 5 (284 SF) on the second floor. Access to Unit 5 on the second floor will be provided by a covered exterior stairway to a roof deck on the first floor below. Access to basement will be provided by a covered exterior stairway below. The second floor must be stepped back at least 10 feet from the property line.
- 3) Construct a new two-story addition will provide Units 6 (464 SF) & 7 (459 SF) on the first floor and Units 8 (369 SF) & 9 (369 SF) on the second floor. Access to Units 8 & 9 on the second floor will be provided by a covered exterior stairway to a roof deck on the first floor below. Access to Basement will be provided by a covered exterior stairway below. Per zoning code standards, the second floor must be stepped at least 10 feet from the property line.

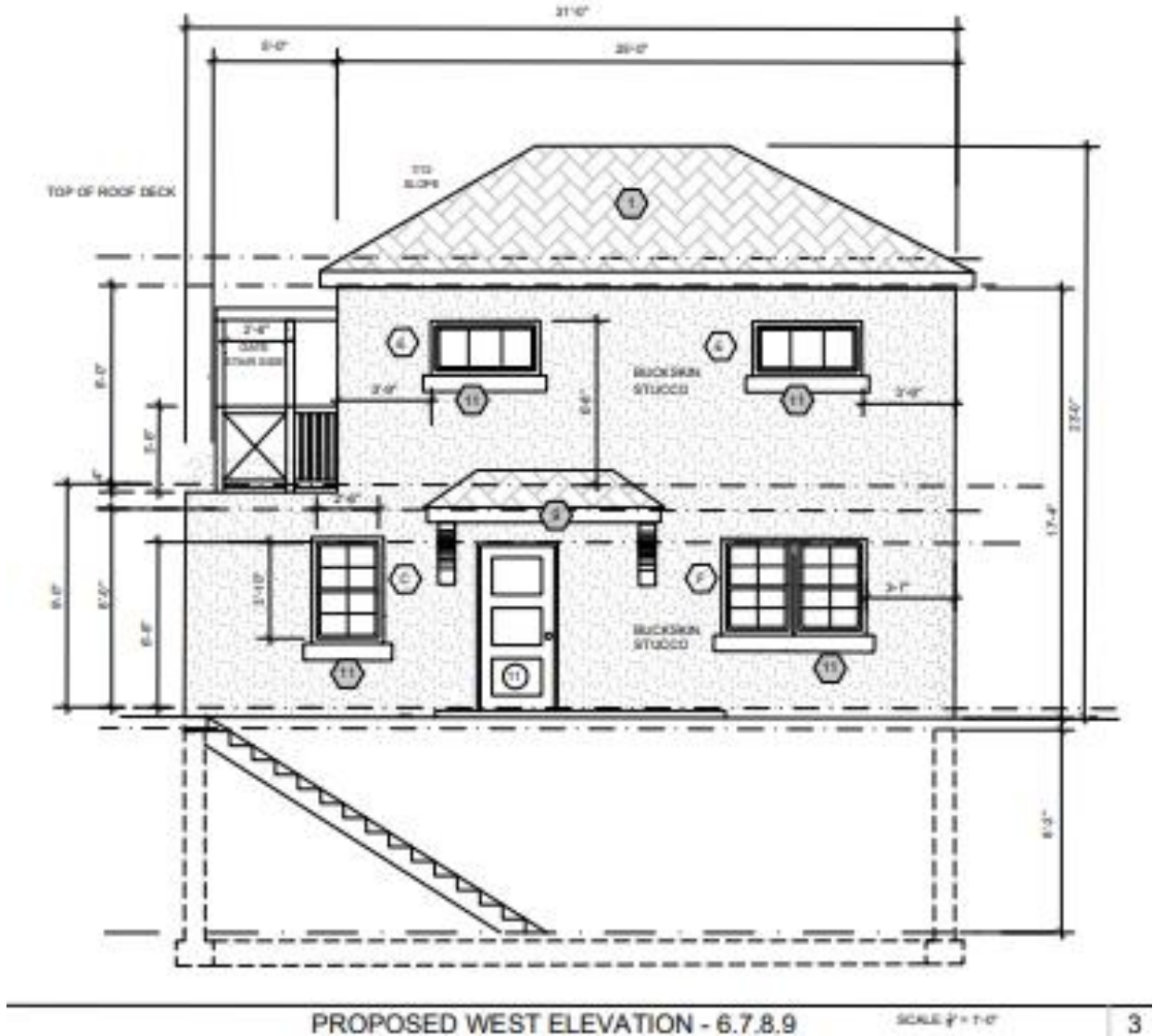


Figure 3. 219A Washington Ave proposed new construction street facing façade.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint: Staff requests an exception to 14-5.2(D)(2)(d) as the proposed 628 sq. ft. addition exceeds fifty percent of the existing 897 sq. Ft footprint.

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

Applicant Response: The new construction proposed is located in the rear of the property and not viewable from the street or adjacent properties.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The original structure at 219 Washington Ave served as a garage. It was renovated and became office space. The proposed development of the property will not impact the contributing status or the west primary street facing façade. The additional square footage is necessary for the remodeling of the structure from professional office space to hotel space.

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

Applicant Response: The construction of the addition on 219 (Units 4,5) and the new building (Units 6,7,8,9) are requested for 219 Washington Ave for the development of individual rental units to meet the access, daylighting requirements and layout of the units interiors.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. There will be no injury to the public welfare as all ADA and construction code requirements will be met. Furthermore, the proposed construction is comparable to and compatible with adjacent construction and will retain the character of the Downtown & Eastside Historic District.

(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 new construction proposed will blend with the existing 219 and 215 structures. Windows and doors will match the existing historic buildings. Portal design will match the existing 215 building. Exterior stairs will match existing stairs on 215 with white metal as specified.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed development of the property will not impact the contributing status or the west primary street facing façade. The additional square footage will be minimally visible and not adversely impact the Washington Ave streetscape.

Exception to 14-5.2(D)(9) height: Staff requests an exception to 14-5.2(D)(9) for structures that exceeds the maximum allowable height of 20'-1" to 22' and 24'-6" respectively.

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

Applicant Response: The location of this structure (219A) is in the rear between the parking lot and the front 219 Building.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed height of 22' at (219) and 24'-6" at (219A) is greater than the maximum allowable height of 20'-1" by 1'-11" to 4'-5" respectively. The adjacent two-story building at 215 Washington Ave is currently 29'-8" high. The variation of the proposed (219A)

will be 5'-2" shorter than (215) which will provide less of a visual impact on the streetscape and will not impact the contributing structures in the vicinity adversely.

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

Applicant Response: The ceiling heights and parapets cause the building height to exceed the allowable height by 1'-11" to 4'-5" respectively.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The design of the Spanish Pueblo Revival structure necessitates high ceilings and deep parapets. The need for the height exception will allow the applicant to achieve their desired outcome while taking into consideration of the neighboring contributing structures and Washington Ave streetscape. A rendering has been provided to illustrate the proposed buildings relationship with other buildings on the site and the Washington Ave streetscape.

(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 heights of the existing garage (on the property in the rear), the heights of the proposed structure (219A) and the existing structure (219) step their max height in a gradual fashion towards Washington Ave.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed addition and new construction at (219) and (219A) step back from Washington Ave to prevent overwhelming the streetscape with large two-story structures. The step-up takes place on the property to the east which varies the heights of the buildings.

(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: Special conditions and circumstances are the 9' ceiling heights in (219A), which allow more volume in the units and balance the smaller room size with a higher ceiling. Also, the Planning and Zoning requirements allow a height of 26'-6".

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The City's Current Planning team has reviewed the design and finds that it meets approval given the current zoning code. As for the City's Historic Preservation team finds that the design and height will not adversely impact the neighboring contributing structures or the Washington Ave streetscape.

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

Applicant Response: Special conditions and circumstances balancing the heights of the existing buildings on the streetscape with the proposed building is a result of the existing building heights.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed height of 22' at (219) and 24'-6" at (219A) is greater than the maximum allowable height of 20'-1" by 1'-11" to 4'-5" respectively, however is 5'-2" shorter than the adjacent two-story building at 215 Washington Ave. The variation of the proposed (219A) will provide less of a visual impact on the streetscape and will not impact the contributing structures in the vicinity adversely given it will be stepped back to the east from Washington Ave.

- (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: Keeping the proposed heights of the proposed building (219A) in concert with the existing garage (property behind 219A) and the existing 219 with additions will have the least negative impact on the streetscape.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed design and height of (219) and (219A) will not detract from what is currently established on the Washington Ave streetscape. The variation of heights rise as they extend east from Washington Ave and do not overwhelm the Washington Ave streetscape.

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.
- (2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts
- (a) Status Designation

Structures within historic districts may be designated 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 survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."
 - (c) 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.
 - (d) 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 Stepbacks

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 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).

(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* roof top 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 an 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 complimentary 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.

DEFINITIONS:

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.