

City of Santa Fe, New Mexico

memo

DATE: December 10, 2024
TO: Historic Districts Review Board
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2024-009399-HDRB, 465 Camino Manzano, Downtown and Eastside Historic District, Richard Martinez, agent for Craig Smith and Carolyn Kenney, property owners, propose to remodel the north entrance portal, construct exterior fireplace in courtyard, recess to the garage, raise courtyard wall to 8', replace gate with 6'-8" board gate, replace windows and doors, and construct an 8' tall coyote fence and request (2) exceptions to 14-5.2(D)(2)(c) additions, canales and downspouts are not permitted on a primary façade and 14-5.2(D)(2)(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 façade on a contributing structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: HPD Code Violation and Previous
HDRB Case Documents

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff found that the applicant did not meet the exception criteria for 2 of the 3 exceptions and recommends denial of those exceptions. Staff found that the applicant met the criteria for the exception to 14-5.2(D)(2)(d) and recommends approval. Staff recommends approval of the other items in the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

- a. Approve or deny the exception to Section 14-5.2(D)(2)(d) to allow an addition less than 10' set

- back from a primary façade;
- b. Approve or deny the exception to Section 14-5.2(D)(2)(c) additions, canales and downspouts are not permitted on a primary façade; and
 - c. Approve or deny Case #2024-9399 and that the applicant has met or has not met all of the exception criteria.

BACKGROUND & SUMMARY:

The single-family residence at 465 Camino Manzano is listed as contributing to the Downtown and Eastside Historic District. The main residential structure was built in 1947 on a 0.47-acre lot. The structure now totals approximately 3,270 sq. ft. of heated space. The partial two-story structure was built in the Spanish Pueblo Revival and Territorial architectural design styles as seen by the adobe block and wooden viga construction materials, flat roof with rounded parapets, recessed doors and windows, and wooden casement divided lite windows. The north façade, which was recently designated as the primary, has a wooden two-story portal which once overlooked an orchard on the property.

The evolution of the structure is well documented by Mr. John Murphey's 2024 Historic Cultural Property Inventory (HCPI) form. Murphey (2024:16) demonstrates how the structure developed between 1947, 1958, post-1958, and post-1978. Murphy (2024:15) concludes that the north façade of the two-story structure expresses the design intention of the Dodge family and holds the most preserved integrity of the structure and recommended the north façade as primary. Earlier this year (February 2024), the HDRB made a determination to upgrade the status of the structure to contributing and designate the north façade as primary as recommended by Mr. Murphey. In keeping with the historian's recommendation, the HDRB's determination, and the preservation of the primary north façade including the portal, the proposed changes to the primary north façade should be taken into consideration that the changes will not change the architectural vocabulary of the structure in which actions have been made to preserve.

The proposed remodel also includes replacing all the windows and several doors at the residence excluding those located on the primary north façade. In Mr. Ra Patterson's 2023 historic window and door assessment concludes that windows G, H, L, M, N, S and U and doors #1, 2, 3, 5, 7, 8, and 9 are not historic. Windows A, B, C, E, F, I, J, P, Q, R, and V and doors #4 and 6 are historic and restorable. Windows D, K, O, S, T, W, and X are historic but rotted and beyond repair and need to be replaced. Mr. Patterson also states that all the windows and doors with copper sills should have the copper removed due to adverse affects to the wall and sills. The window removal process may destroy the window entirely and the windows with copper sills will need to be replaced either historic or non-historic. Staff agrees with Mr Patterson's assessment and recommends the HDRB approve the historic architect's window and door assessment.

Previous Historic Districts Review Board (HDRB) cases include:

On February 27, 2024, in Case No. 2024-007828-HDRB, Member Guida moved to upgrade the status of the structure from non-contributing to contributing, per staff's recommendation and designate the north façade of the 1958 building as primary, inclusive of the two-story portal, noting that the portal had been altered over time and that many parts of it and its detailing are non-historic

materials. The motion was seconded by Member Bienvenu with a friendly amendment, because he doesn't know that the Board has established that those are non-historic materials in the alterations because if it happened prior to 1973 they'd still be historic. He agreed that the Board should state that it acknowledges that there have been alterations to the portal and that the Board would be open to hearing more evidence to establish the historic status or significance. Member Guida accepted as friendly. The motion passed by (5-0) roll call vote with Members Aguilar Medrano, Biedscheid, Bienvenu, Guida, and Valdo voting in favor and none voting against.

The current request (Case 2024-009399-HDRB) is for a remodel which includes the following:

- 1) Front portal remodel that completely changes the character of the portal, for which two exceptions are requested.
- 2) Raise courtyard wall to 8'-0" and replace existing gate with 6'-8" door for which an exception is requested.
- 3) Add exterior fireplace in courtyard.
- 4) Create a recess for a garage.
- 5) Document existing coyote fence on top of existing retaining wall along south/rear property line and existing replacement coyote fence on top of retaining wall along the east/side property boundary for which the property owner received a violation for constructing the coyote fence without construction permit or Historic Preservation Division review.
- 6) Remove and replace all windows on non-primary facades.
- 7) Add two new windows on a non-primary facade.
- 8) Interior remodel.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(c): Staff requests an exception to 14-5.2(D)(2)(c) additions are not permitted to primary facades. The Applicant proposes to enclose the front and sides of the existing wood and stucco portal/balcony with stucco walls. The exception request is limited to the proposed work on the portal/balcony and does not include any alteration of the primary north façade of the house. The proposed work to the portal/balcony will include adding stucco to the vertical posts and horizontal faces of the north, west and east sides. The existing wood posts and railing will remain, except that the two posts at the east and west end of the portal/balcony will be within the stuccoed wall. The north ends of the existing corbels beneath the second level floor are proposed to be removed, to accommodate the stucco wall.

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

Applicant Response: The house and its north primary facade are not on a public street and are not publicly visible. The proposed addition of stucco to the portal/balcony is intended to compliment the contributing house by adding substance to the existing spindly, perhaps not original structure, with its thin band of stucco at the top that is not visually supported. The addition is consistent with the house design and complies with historic overlay requirements, apart from being on a primary façade, and is common in the Downtown and Eastside District. As such the addition on a non-publicly visible contributing house will not damage the character of the district.

Staff Response: Staff has evaluated the applicant's response and in reference to Mr. Murphey's 2024 HCPI form states the double two-tiered porch was a common sight during the territorial era by Anglo and Hispano merchants (2024:5). Albeit Mr. Dodge and his family were not merchants, they designed and built their portal from a design he created years before and this primary north façade speaks to the time of his inception. The proposed design alters the historic status which best communicates the design intention from the Dodge period (2024:15). For the reasons stated above, staff finds the exception criteria has not been met.

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

Applicant Response: The existing portal/balcony has suffered from deferred maintenance and its design detracts from the contributing north façade given its relatively thin wood elements and narrow band of stucco at the top that is not visually supported. The drainage off the roof is poorly resolved and the addition of stucco walls is proposed as part of a remodel intended to strengthen the structure, extend its useful life and provide a more cohesive appearance that compliments the existing house. Retaining the existing portal/balcony would perpetuate the existing drainage and design issues, constituting a hardship to the Applicants, and would preclude extending the useful life of the primary portal/balcony, which would also injure the public welfare.

Staff Response: Staff has evaluated the applicant's response and understands there are some drainage issues with the current structure in regards to the portal. Given the evaluation of the historian, the HDRB's previous determination to designate the north façade including the portal as primary, and staff's role in preserving historic structures in the historic districts, the proposed design envelopes the current portal which would impact the north facades historic integrity. Due to the change in the primary north façade staff finds that the exception criteria has not been met.

(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 Applicants evaluated design options to address the existing drainage issues relating to the portal/balcony and the existing design that is not in harmony with the contributing house behind. Retaining the existing design would perpetuate the existing spindly nature of the structure and disharmony with the balance of the house design. The proposed design is intended to compliment the historic stucco house while strengthening the portal/balcony and facilitating enhanced roof drainage and extending the life of the structure.

Staff Response: Staff has evaluated the applicant's response and refers back to the historians evaluation of the structure and recommendation and the HDRB's determination in upgrading the structure to contributing and designating the north façade as primary. The historian, the HDRB, and staff find that the structure is contributing to the Historic Downtown and Eastside Historic District and that the north façade including the portal has the most preserved integrity. By stating it disharmonizes with the balance of the structure, streetscape, or historic district is incongruent with what has been established by the HDRB. The proposed design will envelop

the portal and remove the current historic integrity of the portal. For this reason, staff finds the exception criteria has not been met.

Exception to 14-5.2(D)(2)(c): Staff requests an exception to 14-5.2(D)(2)(c) additions are not permitted to primary facades. An existing wood canale/scupper is located on the east side of the two-story portal, draining onto the earth, directly north/in front of the portal. The Applicants propose to replace the canale/scupper with a new wood canale and downspout on the east extremity of the north-facing portal. The new canale will be designed to match existing canales on the house. The downspout will be dark brown metal.

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

Applicant Response: The house and its north primary facade are not publicly visible. The proposed canale and downspout comply with historic overlay requirements, apart from being on a primary façade, and are common in the Downtown and Eastside District. As such the addition of a new canale and downspout on a non-publicly visible contributing house will not damage the character of the district.

Staff Response: Staff has evaluated the applicant's response and understands there are drainage issues with the roof. However, the location of the new downspout on the primary north façade may need further consideration given there is a canale on the east façade adjacent to the north façade. Is it possible for the applicant to design a downspout on the east façade where a canale currently exists and not alter the primary facade which the board has found to exemplify the character of the district. For this reason, staff finds the exception criteria has not been met.

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

Applicant Response: Drainage from the existing second-story portal roof is poorly resolved and runoff from the canale, falling two stories, causes erosion and a potential safety issue for residents and guests. Along with reworking the portal roof drainage, the proposed canale and downspout will improve the existing drainage situation and eliminate the ongoing hardship to the Applicants resulting from the canale on top of the second story portal roof discharging runoff directly onto the ground.

Staff Response: Staff has evaluated the applicant's response and understands there are drainage issues with the roof. However, the location of the new downspout on the primary north façade may need further consideration given there is a canale on the east façade adjacent to the north façade. Is it possible for the applicant to design a downspout on the east façade where a canale currently exists and not alter the primary facade. For this reason, staff finds the exception criteria has not been met.

(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 Applicants evaluated design options to address the existing drainage

problems. Maintaining the existing configuration would perpetuate these issues. The proposed portal remodel necessitates modification or removal of the existing canale and the Applicants determined that adding a downspout is the most effective and least intrusive means of resolution in a manner consistent with upper story drainage control methods found in the District.

Staff Response: Staff has evaluated the applicant's response and recommends the canale and downspout addition be added on the east façade where one currently exists. This would preserve the integrity of the primary north façade and allow for better roof drainage for the structure in the future. For this reason, staff finds the exception criteria has not been met.

Exception to 14-5.2(D)(2)(d): Staff requests an exception to 14-5.2(D)(2)(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 façade. The non-primary façade between the non-historic one story, two car garage at the northwest corner and the primary north two-story façade of the house consists of two +/- 5' stucco pilasters/wall on either side of a wood yard gate that does not have a header. The wall and gate are set back about 5' from the primary façade and connect to the rear of the garage, which projects to the north of the primary façade and two-level portal of the house.

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

Applicant Response: The house is not publicly visible. Raising the height of the wall and replacing the existing yard gate would strengthen the connection between the two-story house and one-story garage, while maintaining the general appearance of the long east/west façade. The materials and color of the wall and gate would remain and the two-story primary façade, with portal in front would retain prominence compared to the lower wall/gate and slightly higher garage. The proposal is consistent with the design styles that embody the district and would not damage the character of the district.

Staff Response: Staff has evaluated the applicant's response and agrees that the raising of the courtyard wall will strengthen the heterogenous design of the structure. Staff finds that the exception criteria has been met.

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

Applicant Response: The Applicants propose to increase the height of the gate and provide a header/wall above the gate to increase the privacy and security of the interior courtyard that includes a bedroom with a door accessing the courtyard. Presently it is possible for a taller person to see over the gate/wall and into the courtyard and increasing the height is necessary to avoid the existing hardship relating to privacy and security.

Staff Response: Staff has evaluated the applicant's response and agrees that the raising of the courtyard wall will give the residence the privacy and security they need. Staff finds that the exception criteria has been met.

(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 Applicants evaluated design options to address the existing concerns about privacy and security. Maintaining the existing gate/wall configuration would perpetuate these issues. Raising the wall higher than the proposal is not necessary to achieve the Applicants' objectives and would have a greater effort on the prominence of the primary façade. The proposed design solution will maintain the existing design style, strengthen the connection between the house and garage and is the minimum height necessary to achieve the simple design solution of adding a header above the gate.

Staff Response: Staff has evaluated the applicant's response and agrees that the design harmonizes with the contributing structure while providing the necessary privacy and security needed. Staff finds that the exception criteria has been met.

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).

(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.

(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* setbacks 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.

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy	HL
Assistant Department Director	Maggie Moore	
Planning Manager	Gary Moquino	GM
Planner Senior	Paul Duran	PD