

City of Santa Fe, New Mexico

memo

DATE: December 9, 2025

TO: Historic Districts Review Board Members

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

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

2025-011325-HDRB, 119 Camino Santiago, Downtown & Eastside Historic District, Contributing, John Padilla, agent for Dominic Serna, owner, proposes to replace windows and doors, construct a 5' yard wall with gate and a 6' coyote fence, infill two doors, construct an enclosure, reconstruct the portal, roof, and stucco, Exceptions are requested to 14-5.2(D)(5)(a)(i) for replacing historic windows and doors, 14-5.2(D)(5)(b) for altering the portal of a primary facade, installing a fence and gate on a primary facade, and 14-5.2(D)(2)(d) for the enclosure under the portal.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: [previous case and Plaza del Monte information]

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria to section 14-5.2(D)(5)(a)(i) have been met and recommends approval of the exception for replacing historic windows and doors. Staff finds that the exception criteria to section 14-5.2(D)(5)(b) have not been met, and recommends denial of the exception for

altering the portal of a primary facade by installing a fence and gate on a primary facade. Staff finds that the exception to section 14-5.2(D)(2)(d) have been met and recommends approval of the exception for the enclosure under the carport. Otherwise, staff recommends approval of the other elements of the application that do not require exceptions, as they 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:

Up to four motions will be required in this case.

- a. In case 2025-011325-HDRB, 119 Camino Santiago, approve/deny the exception to 14-5.2(D)(5)(a)(i) to replace historic windows and doors, finding that the exception criteria have/have not been met.
- b. In case 2025-011325-HDRB, 119 Camino Santiago, approve/deny the exception to 14-5.2(D)(5)(b) to install a fence and gate on a primary facade, finding that the exception criteria have/have not been met.
- c. In case 2025-011325-HDRB, 119 Camino Santiago, approve/deny the exception to 14-5.2(D)(2)(d) to construct an enclosure under the carport, finding that the exception criteria have/have not been met
- d. In case 2025-011325-HDRB, 119 Camino Santiago, approve/deny the elements of the project that do not require an exception.

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

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

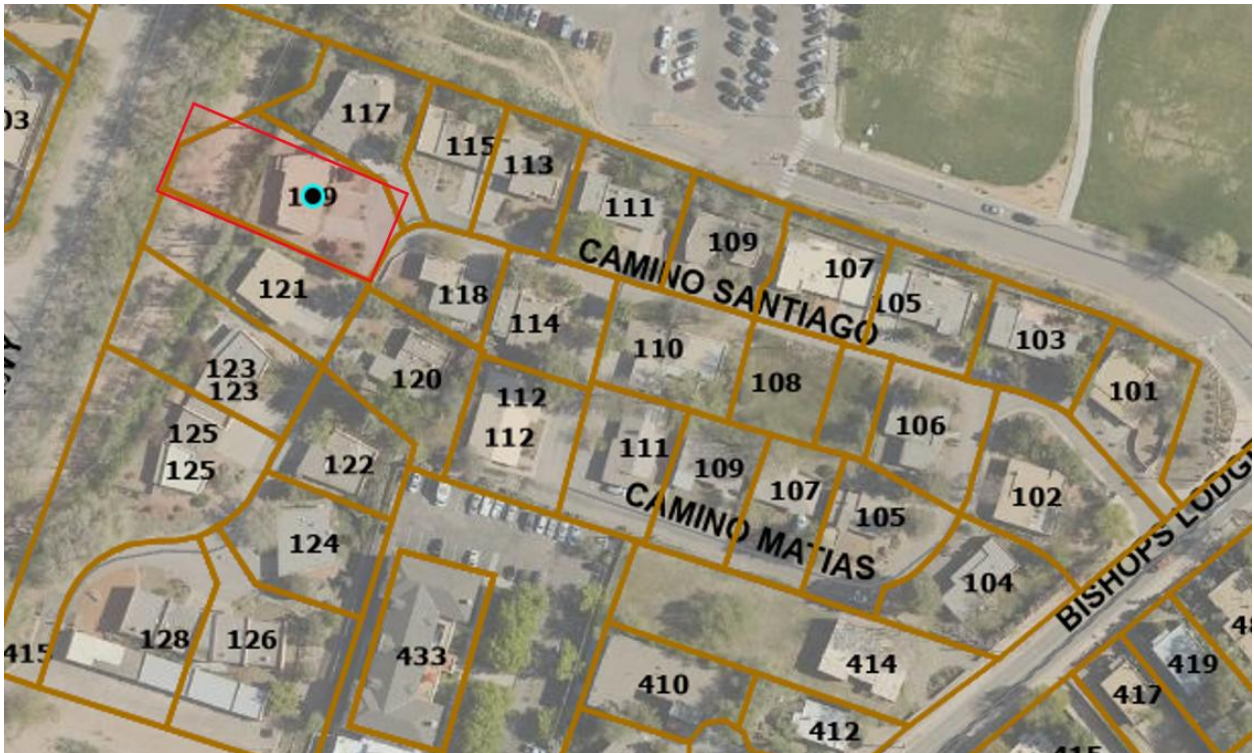


Figure 1. Plaza del Monte. 119 Camino Santiago is in the curve of the street.

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 2: East Street Facing Elevation of 119 Camino Santiago

Site Description:

The property at 119 Camino Santiago is a 13,549 sq. ft. lot with the Arroyo de Las Mascaras at the rear. Between the arroyo and the backyard wall is a walking path. The arroyo is tree-lined and provides some solitude from Old Taos Highway on the west side of the property line. The center of the lot is interior by fencing and yard walls and includes grassy areas to the west, north, and south of the residence and gravel at the east or front of the lot with several groomed evergreen bushes, a tree, and a large climbing vine that hides the south end of the eastern elevation of the residence.

The residence at 119 Camino Santiago is designated as contributing to the Downtown and Eastside Historic District with the east (1) and south (4) facades as primary because the structure is a good example of Mid-Century Modern Santa Fe Style (low projecting roofline and south fin wall as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register. Since the HDRB did not make any exclusions to the east primary facade, staff interprets the primary facade to include the south, west, and north interior walls of the carport in addition to the east facade of the residence and the portal that runs the full length of the east elevation.

The 1,485 sq. ft. single-family residence is the only structure on the lot and was constructed in 1966 in a mid-century modern design by Philip Register. The residence is rectangular for the most part, with angular walls on the north and south. The south wall has no fenestrations. The east elevation consists of a carport on the southern end and a portal running to the north on the front of the residence. The portal is constructed of vigas on square beams and round posts topped with double-ended corbels. Under the carport at the western end is a small storage room and a portion

of the residence. Along the north side of the carport is a single door that opens into the kitchen. Along the east of the residence are two identical windows with single lites and a small separation, the front door, and a triple sliding door with single lites. At the north end of the east elevation is an angled patio wall. Along the north elevation are two windows. Along the west elevation are two sets of sliding windows and a patio door under a cantilevered overhang and a patio cover with a shed-style roof under the cantilever. According to the window assessment, the windows throughout the house are fixed wood windows and aluminum sliding windows from 1964, and the doors were all replaced by 1996. The house is capped with a partial parapet and flat roof and is stuccoed in textured cement stucco in either “Straw” or “Hacienda” color.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for Plaza del Monte, nor for this property.

HDRB:

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. In 2019, under case H-19-019, the residence at 119 Camino Santiago was designated as contributing with the east (1) and south (4) facades as primary because the structure is a good example of Mid-Century Modern Santa Fe Style (low projecting roofline and south fin wall as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register. The board specifically stated the wall in front of the entry is part of the façade and is significant in design, and the low projecting viga element is primary.

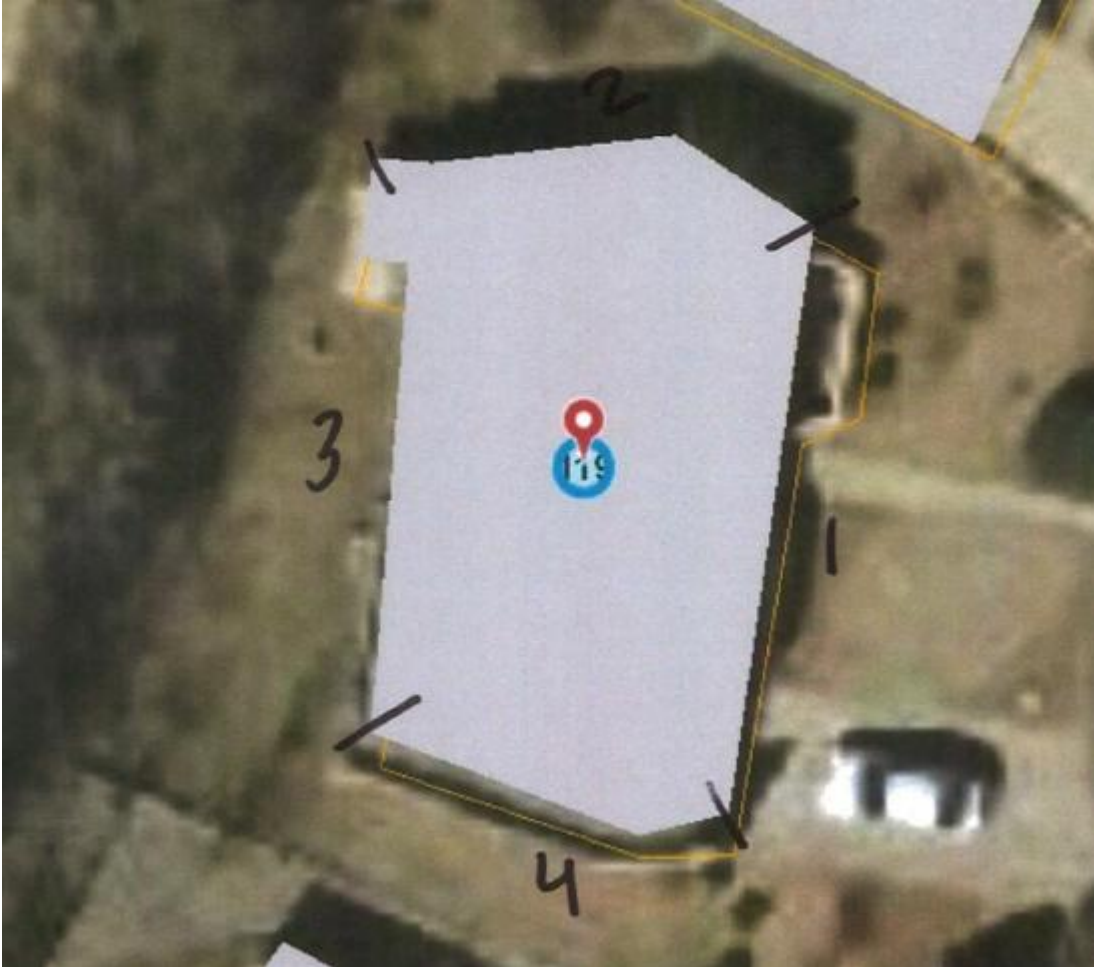


Figure 3: Façade diagram for 119 Camino Santiago

ADMINISTRATIVE:

An administrative approval dated May 22, 2017, issued approval to re-roof the residence with modified bitumen roofing.

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

1. Replace windows and doors, including historic windows on the primary façade. An exception is requested to section 14-5.2(D)(5)(a)(i) for replacing historic windows and doors. According to the window assessment, “Windows A, B, C, E, F are historic. The units are from Andersen 1964; however, the tracks and special locks are no longer manufactured. The units would need to be replaced to function.” The windows will be replaced in-kind with single-lite windows.
 - a. East Elevation (primary façade)
 - i. The two kitchen windows (Windows A and B are 64” x 31½” horizontal sliders, single lite, and both are historic 1964) will be replaced with awning windows with thermal glass in a single lite; the size of the window is not changing.

- ii. The front entry door (Door #3 36" x 81" 15-panel non-historic 1996) will be replaced with an 8-raised-panel wood door.
 - iii. The sliding glass patio door (Door #4 108" x 79½" 1-lite over 3-panel aluminum slider non-historic 1978) will be replaced with a 3-panel sliding door with single lites.
 - iv. Infill the door (Door #2 30"x81" 4 lite over 3-panel non-historic 1996) under the carport that enters the kitchen.
 - v. Remove the door (Door #1 32" x 81" 6-panel non-historic 1996) to the storage area under the portal as part of the new enclosure.
- b. North Elevation
- i. Infill the window in the living room (Window C 40" x 39" horizontal slider historic 1964).
 - ii. Replace the window at the den (Window D 70 x 13" fixed non-historic 1998), increasing the height (no change to width) of the window.
- c. West Elevation
- i. Replace window in bedroom (Window E 64" x 31" horizontal slider historic 1964), increasing the height (no change to width) of the window
 - ii. Remove the single window in the primary bedroom (Window F 64" x 31" horizontal slider historic 1964) and replace it with two tall, narrow windows. These windows will meet egress requirements.
 - iii. Install a window in the primary bathroom where one does not currently exist.



Figure 4: Window and Door Schedule

2. Construct an enclosure under the carport. An exception is requested to section 14-5.2(D)(2)(d) for the enclosure under the portal. The enclosure will house two pedestrian doors and will infill the existing door in the storage area. This decreases the overall depth of the carport, but the carport will remain.
3. Construct a freestanding latilla post fence with a pedestrian gate under the portal between the carport and the front of the residence to enclose the courtyard. An exception is requested to section 14-5.2 (D)(5)(b) for installing a fence and gate on a primary façade.
4. Demolish the existing cantilever overhang on the west façade.
5. Construct a Pueblo Revival Style portal to replace the cantilever on the west façade. The portal will include vigas, beams, and corbels and will be constructed to a height of 9'-8".
6. Demolish the low yard wall to the east of the building to remove the small courtyard area. The taller section of the wall that connects to the north wall of the residence will be retained.
7. Construct a 4'-6" high yard wall with a pedestrian gate to close in the front yard. This wall will connect directly to the taller wall that connects to the north wall of the residence to replace the existing lower wall that is requested to be demolished.
8. Construct a rear and side 6'-0" high coyote fence with a pedestrian gate.
9. Roof the residence using TPO in tan.
10. Stucco in cementitious "Buckskin" with "White" under the portal and retaining the texture.

EXCEPTION CRITERIA AND RESPONSES:

The applicant requests an Exception to section 14-5.2(D)(5)(a)(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."*

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

Applicant Response: The owner hired Ra Patterson to perform a Window and Door Survey for this project, as referenced in this request. The planned removal and replacement of existing doors and windows with modern ones in the same openings, maintaining the same glass patterns, will support, rather than harm, the district's character. This renovation will improve the streetscape by creating a residence that remains in harmony with its surroundings.

Staff Response: Staff finds that this criterion is not met. The replacement windows will not alter the opening sizes and will be in-kind, so the building will appear the same and therefore will not damage the district.

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

Applicant Response: Replacing the windows and doors will give residents modern units, improving energy efficiency and increasing safety and security for the owners. Removing the outdated windows with locks and operating systems that are no longer made allows the owner to upgrade to more energy-efficient and functional window units, while also improving the home's appearance and helping it better fit into the Plaza Del Monte streetscape.

Staff Response: Staff finds that this criterion is met. According to the window assessment, “Windows A, B, C, E, F are historic. The units are Andersen 1964; however, the tracks and the special locks are not manufactured anymore. The units would need to be replaced to function.” In order to have functional windows, the applicant will need to replace 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 door and window replacements aim to enhance the district's unique, varied streetscape. Once approved, this request will allow the Owner to continue living within the historic district in a home that has been upgraded with modern, energy-efficient windows and doors, which will help preserve the district's character.

Staff Response: Staff finds that this criterion is met. According to the window assessment, “Windows A, B, C, E, F are historic. The units are Andersen 1964; however, the tracks and the special locks are not manufactured anymore. The units would need to be replaced to function.”

EXCEPTION CRITERIA AND RESPONSES:

The applicant 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 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.”

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

Applicant Response: The proposed changes will not alter the character of the district and will provide the owner with extra storage space needed for their family on the property. The addition to the carport along the east-facing wall at the back of the carport is set 13 feet, 0 inches from the primary façade and will not change the visible appearance of the carport’s rear east wall.

Staff Response: Staff finds that this criterion is met. The addition brings the existing wall at the rear of the carport forward by several feet, but it is only visible when directly in front of the carport. The overall appearance of the carport and residence will not be altered to a point of damaging the character of the residence or the district.

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

Applicant Response: The typical house at this time had minimal storage space and did not meet the needs of modern living. The owner will occupy the residence, and it will not be placed on the short-term rental market. The proposed addition will provide the owner with the necessary space to meet their family's needs on this property in the district. The residence will remain in harmony with the neighborhood and its single-family character.

Staff Response: Staff finds that this criterion is not met. The residence was purchased with minimal storage currently in the building. It is not a hardship to require more storage, and there are other options to consider than constructing on the primary façade.

(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 district. The proposed improvements are the best design option to serve the owners' needs, provide unique separation of occupants within the residence, and maintain quality open space in the courtyard between the main house and the additional bedroom suite on the property.

Staff Response: Staff finds that this criterion is not met. The applicant could have considered a shed in the rear of the property or even a small addition in the rear of the structure in order to avoid construction on the primary facade.

EXCEPTION CRITERIA AND RESPONSES:

The applicant requests an Exception to section section14-5.2(D)(5)(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.”*

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

Applicant Response: The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary closure to their courtyard area, enabling them to accommodate their family and continue residing in the historic district.

Staff Response: Staff finds that this criterion is met. The new fence and gate separating the carport from the remaining portal are strategically placed to be hidden by the beams of the portal in order to minimize visibility of the fence and gate. This location would not damage the character of the district. The fence is intentionally pulled away from the building to be freestanding in order to prevent damage to the primary façade if the fence needs to be mended, replaced, or even removed at a later date. This also lends to not damaging the character of the district.

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

Applicant Response: The proposed addition of a 42-inch-tall latilla fence and gate will provide controlled access from the Carport to the Portal and east courtyard area, giving the owner the necessary security to occupy the residence and meet their family's needs.

Staff Response: Staff finds that this criterion is not met. The fence and gate at the portal, along with the planned yard wall and gate, will allow the family to utilize the yard and the property

to its full extent. This family has small children and pets, so the fence and gate will help to keep them safe and out of traffic.

(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 addition of the fence and gate does not alter the diverse character of the city and the subdivision. The suggested improvement will not harm the streetscape, maintaining the single-family residential feel of the district.

Staff Response: Staff finds that this criterion is met. The applicant considered an open metal gate initially, and considered a wall with a gate to close the space to keep the small children and pets in the interior of the lot. However, these considerations were detrimental to the overall maintenance and care of the historic home since the wall could cause permanent damage over time and with repairs and maintenance. The metal would detract from the area since it is not in the streetscape. Therefore, the applicant has chosen a less invasive style without connecting to the building in order to keep the residence from damage while satisfying the need for the closure of the opening.

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.

(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 Step backs

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*, *yard wall*, or fence is located in a *streetscape* that includes no *buildings*, *yard walls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet.

Yard walls and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board shall limit the height of *structures* as set forth in this section. Heights of existing *structures* shall be as set forth on the official map of *building* heights in the historic districts.

- A. If a proposed *building* has a parapet, the façade shall not be in excess of two (2) feet of the average of the height of the façades in the *streetscape*.
- B. If the proposed *building* has a pitched roof, the ridge height of the proposed *building* shall not be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
- C. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape*.
- D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)
- E. The height and dimension of signage are as set forth in Section 14-8.10(H).
- F. The board may increase the allowable height for proposed *buildings* and additions located on a sloping site where the difference in the natural *grade* along the *structure's* foundation exceeds two (2) feet. In no case shall the height of a façade exceed four (4) feet above the allowable height of the applicable *streetscape* measured from natural or finished *grade*, whichever is more restrictive. This increase in height shall be constructed only in the form of *building* step-backs 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 Step backs

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*, *yard wall*, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The 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.