

City of Santa Fe, New Mexico

memo

DATE: March 24, 2026
TO: Historic Districts Review Board
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 *LM*

2026-011831-HDRB. 1489 Upper Canyon Rd. Downtown & Eastside Historic District. Non-Contributing. Christopher Purvis, agent for Susan Jancar, owner, requests approval for new construction of a 1,640 sq. ft. structure to a height of 14'-8" where the maximum allowable height is 18'-9" and for a 4'-7" tall by 20'-0" long metal vehicular gate. An exception is requested to 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

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:

HISTORIC DISTRICT REVIEW BOARD ACTION – MARCH 10, 2026:

At the Historic District Review Board (the Board) hearing on March 10, 2026, the Board considered Case 2026-011831-HDRB. The Board approved the applicant's request to construct a new 1,640 sq. ft. residential structure directly west of the existing main residential structure. The Board postponed its decision on the applicant's request to approve a metal gate (with exception) and yard wall. The Board requested a redesign of the gate and additional information from staff regarding the record of previous approvals at the property. The Board requested that the yard wall not be attached to the garage unless the applicant came forward with a revised HCPI and a request for a status review with applicable primary façade designations. The Board requested that the metal gate be redesigned and suggested that the metal gate, as constructed, would not fit the streetscape of Upper Canyon Road. The applicant is returning to the Board on March 24, 2026, for a hearing with alternative designs for the gate and is proposing a pedestrian gate constructed of coyote fence latillas adjacent to the garage.

STAFF RECOMMENDATION:

In addition to the existing vehicular gate design, the Applicant has proposed three (3) alternative gate designs for the Board's consideration (see Figures 2-5). The existing vehicular gate design requires an exception to the Downtown and Eastside Historic District Design Standards. Staff finds that the exception criteria to 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards have not been met and recommends denial of the existing metal gate. Staff recommends approval of design option two (see Figure 3) as the fences in the area are all latilla or split rail fences, and this option would blend with the other streetscape gates. In the staff's recommendation, design option two (2) would not require an exception to the design standards of the Downtown and Eastside Historic District.

Additionally, staff recommends approval of the height of the yard wall and gate as constructed. The Applicant has proposed installing a coyote fence with a pedestrian gate adjacent to the garage. The new pedestrian gate would replace a portion of the stuccoed yard wall that currently connects to the garage. The new pedestrian gate would be separated from the garage by 4 inches, and the staff finds that the design complies with 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Sample motions:

Two motions may be required in this case.

- a. In case 2026-011831-HDRB, 1489 Upper Canyon Road, approve/deny the exception to 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards to construct a metal vehicular gate, finding that the exception criteria have/have not been met.
- b. In case 2026-011831-HDRB, 1489 Upper Canyon Road, approve/deny the yard wall.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-4.2. There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

The single-family residence located at 1489 Canyon Road is designated as contributing to the Downtown and Eastside Historic District. The Spanish-Pueblo Revival structure was built pre-1944 and comprises approximately 750 sq. ft. of roofed area. The property also houses a garage on the southeast corner. The garage is not stuated.

The property was approved for a coyote fence lattilla gate, and yard wall under case 2021-003510-ADMIN. The fence permit 2022-21983-WALR was issued in 2022 with a revised letter and drawings for the administrative approval, which approved a stuccoed yard wall where the coyote fence was previously planned between the gate and the garage. The gate was to remain a coyote fence gate. However, this approval limited the height of the yard wall to 4'-0". The height limit for the administrative approval is at the maximum height allowed to be approved administratively, as any yard wall over 4'0" must come to the HDRB for review.

The metal gate was installed at approximately 4'7" high and 20' wide with a rust colored patina. The yard wall is constructed starting at a height of 4'-7" (equal to the height of the gate) and steps up in height to 5'6" where it connects to the garage. The maximum allowable height for the yard wall and gate in this property's street facing fences is 5'7".

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

There are no Historic Districts Review Board cases on file for the property.

ADMINISTRATIVE:

The property was approved for a re-roof of the residence under case 2026-011905-ADMIN.

The property was approved for a coyote fence, latilla gate, and yard wall under case 2021-003510-ADMIN. The fence permit 2022-21983-WALR was issued in 2022 with a revised letter and drawings for the administrative approval, which approved a stuccoed yard wall where the coyote fence was previously planned between the gate and the garage. However, this approval limited the height of the yard wall to 4'-0". The yard wall is constructed to a height of 4'-7" (equal to the height of the gate) and steps up in height to 5'6" where it connects to the garage. The maximum allowable height for the yard wall and gate in this property's street facing fence is 5'7".

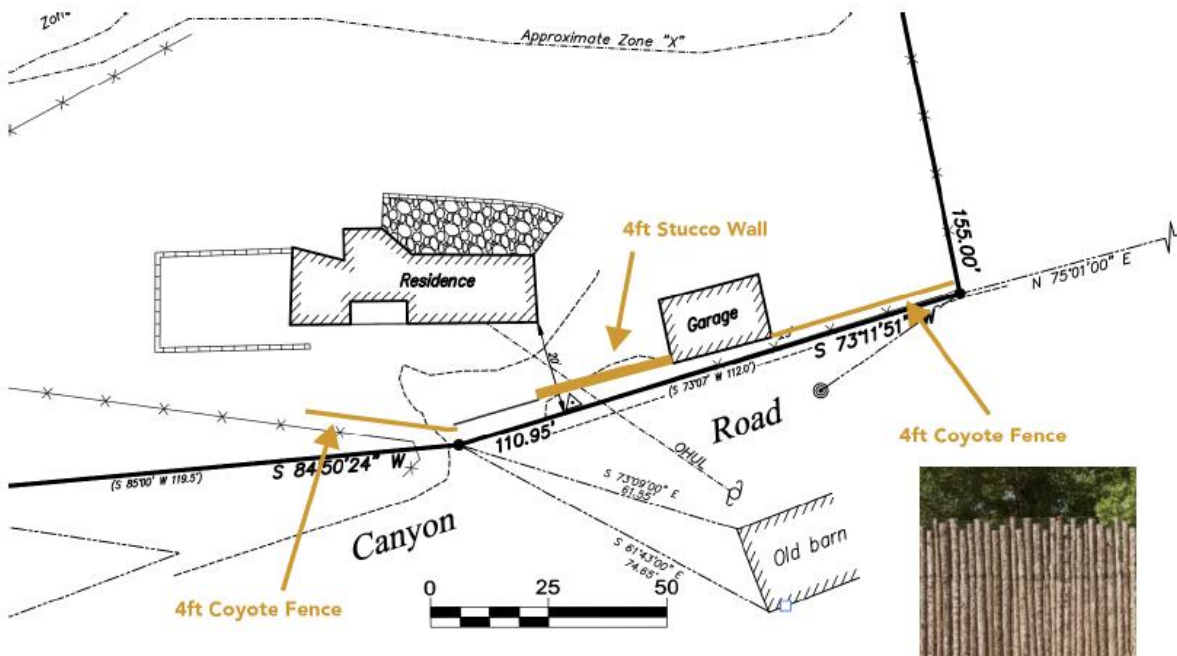


Figure 1: Approved site plan 2021-003510-ADMIN

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Installation of an existing 4’-7” tall by 20’-00” long metal vehicular gate where the maximum allowable height is 5’-7” (67”). An exception is requested to 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards for the use of material not in keeping with the streetscape. This area was approved for a coyote fence latilla gate under case 2021-003510-ADMIN to a maximum height of 4’-0”, whereas the gate that was installed is metal and 4’-7” in height.
- 2) Raise the height of the previously approved yard wall from 4’-0” to the height of 4’-7”, stepping up to 5’-6” as constructed. The maximum allowable height for the yard wall and gates along the street of this property is 5’7”.
- 3) Install a pedestrian gate of latillas in the yard wall nearest the garage.

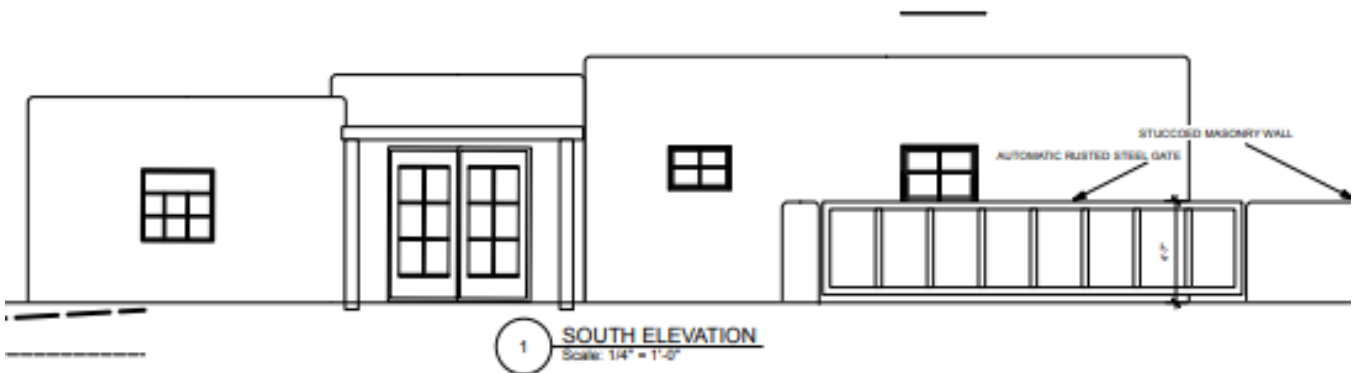


Figure 2. Existing Metal Gate.

The applicant has provided three design options for the Historic Districts Review Board:

1) Remove steel panels and install wooden balusters

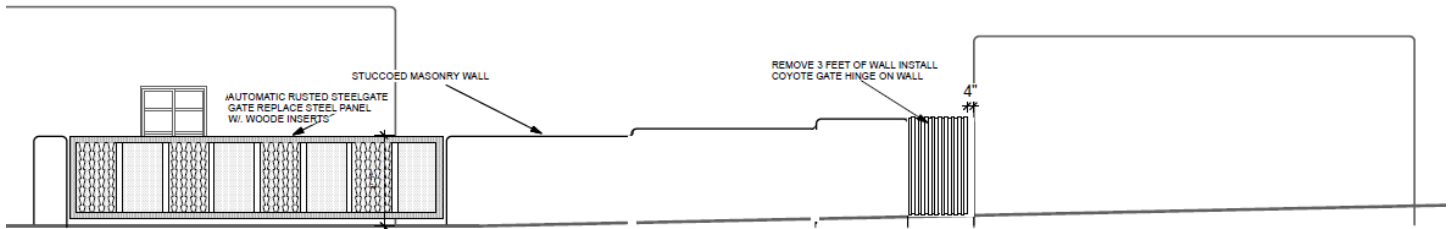


Figure 3: Option one elevation with the wooden balusters.

2) Remove all steel panels and install vertical stained wood boards in the openings

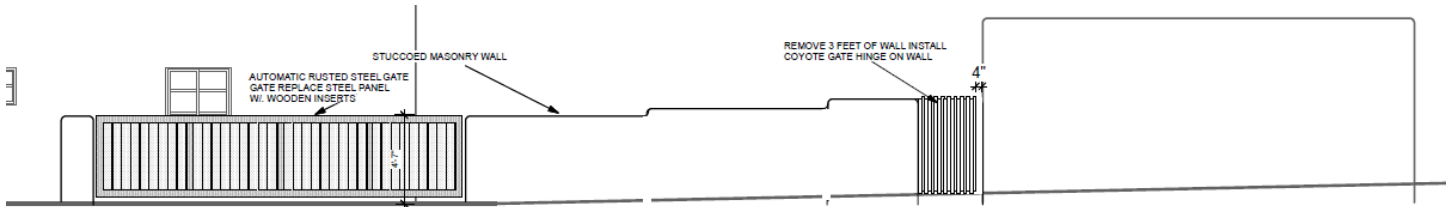


Figure 4: Option two elevation with the wood boards in the openings

3) Remove steel panels and install a 2x2 hardware cloth in the openings

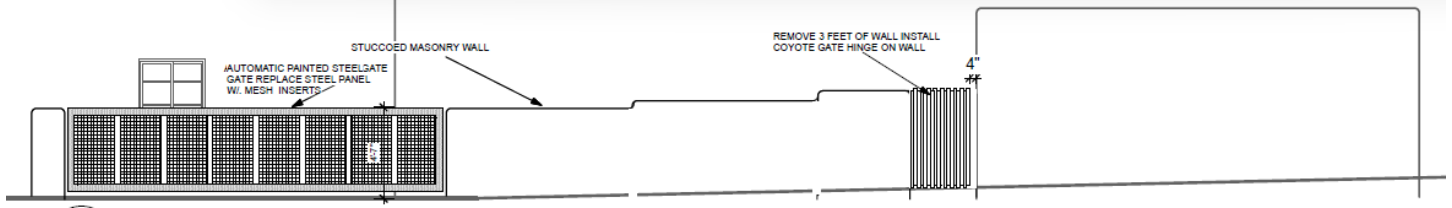


Figure 5: Option three with hardware cloth mesh inserts



Figure 6. Overview of 1489 Canyon Road.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards: The applicant requests an exception to install an existing 4’-07” tall by 20’-00” long metal vehicular gate.

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

Applicant Response: The use of rusted steel for the gate material does not damage the character of the district because the patina on the steel and the pattern of the frame softens the effect of the steel, so that it blends with the color of the other elements to be found in the streetscape

Staff Response: Staff find that this criterion is not met. The solid massed metal gate adversely impacts the Upper Canyon Road streetscape; however, staff would consider conditionally approving the metal gate if the applicant were amenable to installing a less obtrusive and massive gate with some fenestration to soften the appearance.

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

Applicant Response: This gate is required to stop the parking of people using the Dorothy Stewart trail within the courtyard, which creates a liability and unsafe environment for the owners and the public.

Staff Response: Staff find that this criterion is not met. Staff understands the liability aspects to people wondering about the property, and a more fenestrated gate would provide the security measure needed while not adversely impacting the 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: This lot has a narrow area to use, and so allowing the owners to have a gate there allows them to retain the safety of their yard, and making it in steel will be more durable than other gate materials, which is part of the heterogeneous character of Santa Fe in the 21st century.

Staff Response: Staff find that this criterion is not met. The applicant has not provided a full range of options that the Board can decisively consider, given the location, material, and streetscape.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

To promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

- I. Continue the existence and preservation of historic areas and buildings;
- II. Continued construction of buildings in Santa Fe's historic styles; and
- III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

2. Conflicting Standards

1. Zoning District Regulations

All designated landmarks and all properties located in historic districts shall be subject to the regulations of the base zoning district in which they are located, except for height as regulated in Section 14-4.6E, *General Design Standards for*

All Historic Districts. When the requirements of the base zoning district conflict with the requirements of this Section 14-4.6, *Historic Districts*, the more restrictive standard shall apply.

II. Multiple Overlay Regulations

When a designated landmark or property located in a historic district is also located within another overlay, and there is a conflict between the requirements of the historic district and the other applicable overlay district, the more restrictive standard shall apply.

5. Boundaries

- a. The boundaries for the historic districts are as shown on the Official Zoning Map and incorporated in this Code by reference.
- b. If the boundary line of a historic district bisects or crosses a property without encompassing the entire lot, the applicable requirements of the historic district shall be as determined by the Planning and Land Use Director.

6. Design of Buildings

Full responsibility for the design and development of structures is upon the applicant. The case file of any prior application related to a property is available for review by the applicant upon request.

7. Nonconforming Buildings and Structures

Any building or structure in the historic district that does not meet the standards for architectural style outlined in this section shall be considered nonconforming, and subject to the provisions of Section 14-1.13(), *Legal Nonconforming Structures*, unless given special approval by the HDRB for architectural or historic interest, or unless individually entered in the state register of cultural properties or in the national register of historic places or designated as significant on either register.

B. Minimum Maintenance Requirements

All historic landmarks and all buildings and structures in the historic districts shall be preserved against decay and deterioration and maintained free of structural defects. The owner or other person having legal custody and control of the building or structure shall repair such building or structure if any of the following defects are found:

1. Parts attached to a building or structure in a manner that they may fall and injure people or property;
2. Deteriorated or inadequate foundation;
3. Defective or deteriorated flooring or floor supports or flooring for floor supports of insufficient size to carry imposed loads safely;
4. Walls or parts of walls, partitions, gates, fences, or other vertical supports that split, lean, list, or buckle due to defective material or deterioration or that are of insufficient size to carry imposed loads safely;
5. Ceilings or parts of ceilings, roofs, ceiling and roof supports, or other horizontal components that sag, split, or buckle due to defective material or deterioration, or that are of insufficient size to carry imposed loads safely;
6. Fireplaces or chimneys that list, bulge, or settle due to defective material or deterioration, or that are of insufficient size or strength to carry imposed loads safely;
7. Deteriorated, crumbling, or loose plaster or stucco;
8. Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors;
9. Lack of weather protection or defective weather protection for exterior wallcovering, including lack of paint, or weathering due to lack of paint or other protective covering; or
10. Any fault or default in the building or structure that renders it structurally unsafe or not properly watertight.

C. Buildings with Significant or Contributing Historic Status

I. Purpose

Historic designation is intended to address the following:

- I. Recognizing each structure as a physical record of its time, place, and use.
- II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;
- III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;
- IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and
- V. Avoiding making new additions and related or adjacent new construction 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

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions*. Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

- a. The HDRB may change the status of a structure or designate a status for a structure that has no status designated.
- b. A change in status or the designation of a status shall be based upon an evaluation of data provided through a survey or other relevant sources of information and the definitions of "significant," "contributing," or "noncontributing."
- c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

V. 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.

3. Review by Historic Districts Review Board Required

- I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts and of landmark structures throughout the city, based on the standards set forth in this section.
- II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent buildings, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.
- III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.
 - a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
 - b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.
- IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

4. Compliance with General and Specific Design Standards Required

All development located within the historic districts and subject to this section shall comply with all applicable general development standards set forth in Section 14-4.6E), *General Design Standards for All Historic Districts*, as well as any applicable

specific development standards set forth in Section 14-4.6G), *Additional District-Specific Design Standards*.

D. Exceptions

The HDRB may grant an exception to the regulations set forth in this section, provided that such exception does not exceed the underlying zoning, except when the board of adjustment grants a variance. Staff shall determine whether an exception to general design and preservation standards described in Section 14-4.6E is required and shall recommend that the HDRB approve, approve with conditions, or deny the exception.

1. Height

If an 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. If the HDRB approves a requested height exception, the applicant shall proceed to the Board of Adjustment or other applicable city body for consideration of the proposed variance, as described in Section 14-2.1H.1.

2. Design Standards

The HDRB may review and grant or deny requests for exceptions to all provisions of Section 14-4.6E, *General Design Standards for All Historic Districts* (except provisions regarding Height, Pitch, Scale, Massing, and Floor Stepbacks). 14-4.6G) for construction or alterations within the historic districts, and Section 14-7.61) for signs in historic districts. Exceptions are project-specific and do not apply to the subject property in perpetuity.

i. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 0), unless the applicant also requests a variance to the underlying zoning. In such a case, the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

ii. Approval Criteria

To approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

- a. Do not damage the character of the district;
- b. Are required to prevent a hardship to the applicant or an injury to the public welfare; and
- c. 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.

3. Height, Pitch, Scale, Massing, and Floor Stepbacks

The HDRB is responsible for reviewing and granting or denying requests for exceptions from regulations in Section 14-4.6F. The HDRB may grant exceptions and impose conditions thereon to Section 14-4.6F) for the height of structures within the historic districts as specified in Section 14-4.6F.1).

Exceptions are project-specific and do not apply to the subject property in perpetuity.

I. Procedure

When requesting exceptions, the applicant shall use the procedures for public notice and hearing in Section 0), unless the applicant also requests a variance to the underlying zoning. In such a case, the applicant for the historic ordinance exception shall not be required to publish a separate legal ad in the local newspaper. Publication of the agenda is still required.

II. Approval Criteria

To approve an exception, the HDRB shall make findings of fact that the applicant conclusively demonstrated that the requested exceptions comply with all the criteria listed as follows:

- a. Do not damage the character of the streetscape;
- b. Prevent a hardship to the applicant or an injury to the public welfare;
- c. 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. 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;
- e. Are due to special conditions and circumstances which are not a result of the actions of the applicant; and
- f. Provide the least negative impact with respect to the Purpose of this section as set forth in Section 14-4.6A.1.

E. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6G).

I. General

- I. The historic status of a property with a historic status designation of significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property 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 is prohibited.
- II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.

- III. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

- a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District*, shall continue to meet those standards, in addition to the standards set forth in this section.
- b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location

- a. Building additions are not permitted on primary facades.
- b. All building additions shall be set back a minimum of ten feet from the primary facade.
- c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.
- d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

III. Height

- a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
- b. Building additions to 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.

IV. Remodeling to Increase Height

- a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.
- b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and

noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

- I. For all facades of significant and landmark structures and for the primary facades of contributing structures:
 - a. 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 window opening shall be widened or narrowed.
 - b. Window depth and other characteristics of window and door fenestration shall be preserved.
 - c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - d. No historic opening shall be closed.
- II. For all facades of contributing, significant, and landmark structures:
 - a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
 - b. 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.
 - c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

The existing historic 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 historic feature of the structure.

6. Surface Cleaning

The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries*.

8. Signs

Sign applications and required submittals shall be reviewed by the Planning and Land Use Department. Approval or denial shall be indicated by the department on the application for the construction permit and on each of the required submittals.

9. Murals

If an application impacts a mural funded through the art in public places program or is otherwise within the scope of the arts commission's enabling responsibilities,

The HDRB may refer the application to the City Arts Commission. If a proposed mural does not meet the criteria in the historic ordinance, an exception is required.

10. Pedestrian-Oriented Areas

- I. The HDRB shall recommend to the Governing Body appropriate streets or portions of streets within the historic district to be set aside for pedestrian-oriented areas.
- II. The Governing Body may set aside the areas recommended, provided that three-fourths of the property owners adjoining the street or portion of street affected have given consent thereto.
- III. Such pedestrian-oriented areas shall be closed to vehicular traffic, and any improvements made by the City in the public right-of-way within the area shall be for pedestrian purposes.
- IV. No pedestrian-oriented area shall be set aside unless there is adequate space available conveniently related to the area for vehicle parking. The HDRB's recommendation to the Governing Body shall include a statement of the available parking spaces.

2. Downtown and Eastside Historic District

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.

I. 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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, open 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 rules as to flat roofs shall not be constructed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- e. True old Santa Fe style buildings are made of adobe with a mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible, provided that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and
- f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire

sidewalk, the columns being set at the curb line.

II. 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. Facade 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.