

City of Santa Fe, New Mexico

memo

DATE: April 28, 2026

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

2026-012137-HDRB. 120 Camino Santiago. Downtown & Eastside Historic District, contributing, Fernando Garcia, agent for Sergio and Veronica Garcia, owners, propose to construct a 162 sq. ft. portal extension, a 16 sq. ft. addition, replace windows and doors, stucco, reroof, remove a window awning, install a HVAC, and construct 6'-0" high yard walls with gates, and other minor work. Exceptions are requested to: 14-4.6(E)(4)(I)(a) for replacing windows on a primary façade, 14-4.6(E)(4)(II) to change the stucco type, color, and finish.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: [stucco guidelines, 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 14-4.6(E)(4)(I)(a) have not been met and recommends denial of the replacement of the window on the primary façade. Staff find that the exception criteria to sections 14-4.6(E)(4)(II) have not been met and recommend denial to change the stucco type, color, and finish. Otherwise, staff recommends approval of the other elements of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Sample motions:

Up to three motions will be required in this case.

- a. In case 2026-012137-HDRB, for 120 Camino Santiago, approve/deny the exception to 14-4.6(E)(4)(I)(a) for replacing windows on a primary façade, finding that the exception criteria have/have not been met
- b. In case 2026-012137-HDRB, for 120 Camino Santiago, approve/deny the exception to 14-4.6(C)(1)(IV) and 14-4.6(E)(4)(II) to change the stucco type, color, and finish, finding that the exception criteria have/have not been met
- c. In case 2026-012137-HDRB, for 120 Camino Santiago, approve/deny the elements of the project that do not require an exception.

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

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



Figure 1: Site Location

BACKGROUND & SUMMARY:

Streetscape:

Plaza del Monte, formerly the Plaza del Monte Retirement Center, 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 and continuing 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 of the western end of the development began. This is when 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 included the structures at 105, 125, and 126 Camino Santiago. The apartments are currently being remodeled into duplexes as part of the subdivision of the compound.

The Plaza del Monte landscape includes retaining walls, constructed of formed concrete or concrete and stone, built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units.



Figure 2: West Elevation of 120 Camino Santiago

Site Description:

The 1,844 sq. ft. single-family residence at 120 Camino Santiago was constructed in 1971 in a design by Register, Ross & Burnet Architects. The residence was designated as contributing to the west facades 1 & 2 as primary. The structure is a good example of Mid-Century Modern Santa Fe Style with the carport, storage rooms, and massing as character-defining features. The structure is also located within Plaza del Monte, a master planned community designed by architects Clark and Register.

The building is a frame building in a modified T form with an attached carport projecting from the west facade. The carport structure is erected over a viga-and-post support system. The portal's outside beam

continues across the facade, sheltering the front entry. A wood-raised square panel door with a center view light gives entry to the residence.

The structure holds two wings. The north elevation wing is higher than the rest of the house and is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures.

The lower volume wing is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window, and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows.

The house has a brocade finish in a peach-colored cementitious stucco.

PREVIOUS CASE SUMMARIES:

ARC:

The property has received Archaeological clearance under case 2023-007030-ARC.

HDRB:

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. Under case H-17-098A, the property at 120 Camino Santiago was designated as contributing to the west facades 1 & 2 as primary. No yard walls were considered for status except for those located at 126 Camino Santiago, which were designated contributing.

As of April 2026, 25 of the 27 residences in the Plaza del Monte historic compound are listed as contributing. The two exceptions are 122 Camino Santiago (due to age in 2019 and lack of character-defining features) and 112 Camino Matias (previously listed as 116 and 120 Camino Matias, because of extensive disharmonious additions).

ADMINISTRATIVE:

No administrative approval is on file for this property.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1. Replace doors and windows. Windows will be Anderson "Fibrex" windows in a dark bronze in the existing openings with no size changes except for the removal of the door for the proposed enclosure under the portal (see item 2 below) and the window that will become a door (window D) on the east elevation for access to the portal. However, the windows will not be divided lite except for the one on the primary west elevation. Fibrex is a composite material made from vinyl and wood with 40% reclaimed wood fiber by weight. An exception is requested to section 14-4.6(E)(4)(I)(a) to replace historic windows on a primary façade.
 - a. WEST
 - i. Window A is a 68" x 51" LSR Triple Steel Casement with Storm 38" Tall w/12" Transom 18"/32"/18" x 38" W/68" x 12" Transom 1W3H/2W3H/1W3H W/4W1H Transom. This window is historic with a fair rating due to condensation from the steel casement, causing damage to the inside plaster. The storms are from 1989 and are not historic storm windows. An exception is requested to section 14-4.6(E)(4)(I)(a) to replace this window.
 - ii. Door #1 is non-historic 36" x 80" 3W5H Panels with 1-center glass wood from 1996.

- iii. Door #2 is non-historic 36" x 80" Masonite 6-Panel from 2008.
- iv. Door #3 is non-historic 36" x 80" 3W5H Panels 1-Center glass wood from 1996.
- b. NORTH
 - i. Door #4 is non-historic 50" x 80" Twin (2-24") 1 ¾" Wood from 2008.
 - ii. Door #5 is non-historic 50" x 80" Twin (2-24") 1 ¾" Wood from 2008.
 - iii. Door #6 is non-historic 50" x 80" Twin (2-24") 1 ¾" Wood from 2008.
 - iv. Window F is a 52" x 52" Triple Steel Casement. This window is historic with a fair rating due to condensation from the steel casement, causing damage to the inside plaster. The storms are from 1989 and are not historic storm windows.
- c. SOUTH
 - i. Window B is a 36" x 35 ½" awning vent Bronze Clad 3W2H. This window is non-historic from 2012.
 - ii. Door #9 is non-historic 30" x 80" W/3W3H/ Crossback bottom wood from 1996.
- d. EAST
 - i. Window C is a 52" x 52" Triple Steel Casement (3-18") w/ Transom at 38" by 12" 1W3H/1W3H – 3W1H. This window is historic with a satisfactory rating due to condensation from the steel casement causing damage to the inside plaster. The storms are from 1989 and are not historic storm windows.
 - ii. Door #7 is a non-historic 30" x 80" Storm Door in combination bronze from 2012.
 - iii. Door #8 is non-historic 72" x 80" Sliding Glass door in aluminum clad with wood 3W5H from 2012
 - iv. Window D is a 72" x48" Fixed window in aluminum clad wood 7W3H. This window is non-historic from 2012.
 - v. Window E is a 52" x 52" Triple Steel Casement (3-18") W/Transom 38" by 12" 1W3H/1W3H – 3W1H. This window is historic with a fair rating due to condensation from the steel casement, causing damage to the inside plaster. The storms are from 1989 and are not historic storm windows.
- 2. Enclose 16 sq. ft. under the portal to add to the mechanical room.
- 3. Increase the rear portal by 162 sq. ft. and stain it in natural stain on pine to match the existing stain.
- 4. Stucco using synthetic stucco in Tumbleweed color with a smooth sand finish. An exception is requested to section 14-4.6(E)(4)(II) to change the stucco type, color, and finish.
- 5. Construct a yard wall that steps in height from 5'-0" to 5'8" where the maximum allowable height is 6'0" in the rear of the residence. The wall will have two pedestrian gates with one on each side of the residence. The gates will be 4'-4" in height and constructed as vertical wood slats in a metal frame.
- 6. Re-roof using modified bitumen roofing in tan.
- 7. Install a new drip-edge around the roof overhangs in dark bronze.
- 8. Replace three existing skylights with a 22" by 46" skylight with dual pane tempered HP Low-E over clear laminated glass. The skylights are flat and will not be publicly visible.
- 9. Install a ground-mounted mini split system. The condenser will be hidden behind the proposed yard wall.
- 10. Install a built-in BBQ.
- 11. Remove the outdoor cabinets under the portal.
- 12. Remove the existing window awning.

EXCEPTION CRITERIA AND RESPONSES:

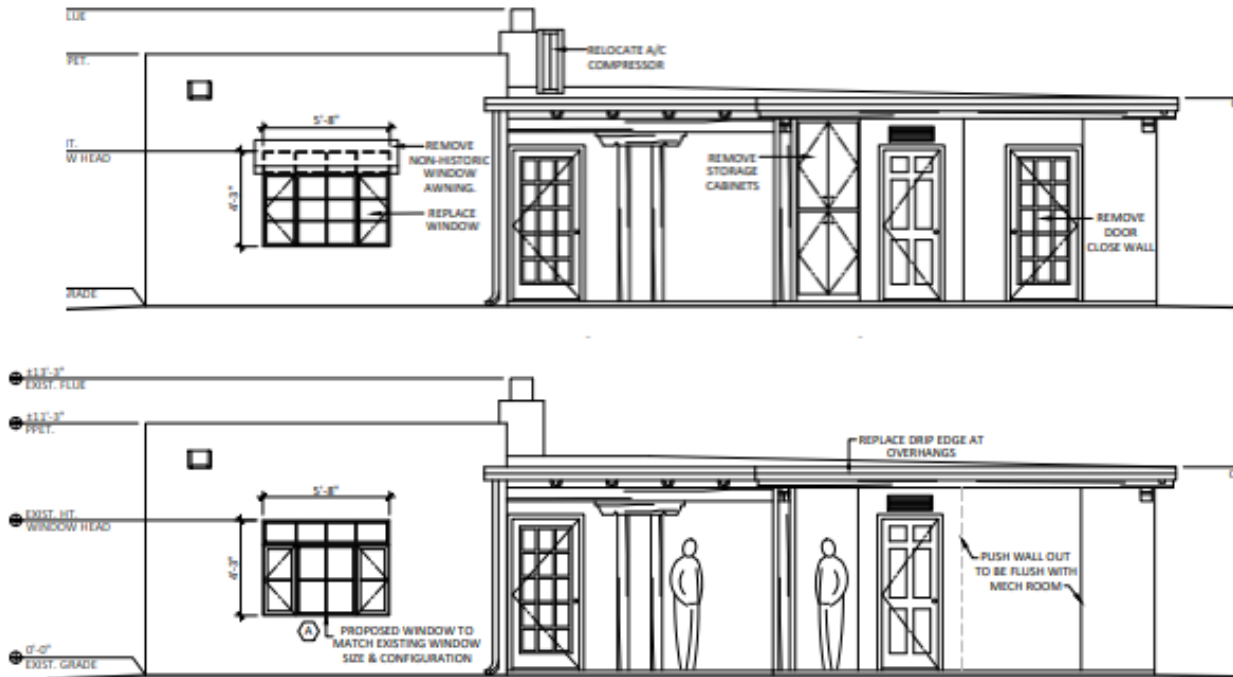


Figure 3: Existing and Proposed West Primary Elevation

Exception to 14-4.6(E)(4)(I)(a): The applicant requests an exception to: *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.*

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

Applicant Response: We feel our request is in line with the expectations of the Historic District. We plan on matching the look and style of the windows on the primary façade (west elevation). Windows will be casement type, so the window screens are on the interior. The light divisions will match the existing window but only on the primary façade. The light divisions for the windows on the side property will meet the 30” diagonal rule (north and south elevations). We are not proposing light divisions on the windows in the back yard (east elevation).

Staff Response: Staff finds that this criterion is not met. The primary façade window will be replaced to appear the same as the historic window and will not change the character of the primary façade, but will not be of the same material. The window assessment shows that the window can be repaired.

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

Applicant Response: Our request for window replacement per the building elevations and window schedule doesn’t pose a hardship or injury to the public welfare. Our request meets the Historic guidelines for window type and divided lights.

Staff Response: Staff finds that this criterion is met. The applicant does not address the hardship in their comments.

(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: Our request for window replacement meets the Historic guidelines and is in line with our window assessment. The style and layout of windows proposed enhances the structure's character, as the existing windows are a conglomerate of different types of windows and sizes. The proposed windows add a cleaner look, which is more appealing and in line with the Historic District's expectations.

Staff Response: Staff finds that this criterion is met. The window replacement is in keeping with the recommendation of the window assessment; the window sizes will not be changed, and the publicly visible window will be divided lite, but the material will be different.



Figure 4: Existing Stucco Texture, Color, and Proposed Texture and Color

Exception 14-4.6(E)(4)(II): The applicant requests an exception to: *Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.*

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

Applicant Response: We feel our request is reasonable and won't damage the character of the district. We understand the importance of preserving the historical aspect and integrity of the district. We are requesting a light sand finish because there are other homes in the community that have been recently re-stuccoed with a light sand finish. We are requesting Cottonwood because we feel the color blends well with the environment, with the proposed window color and drip-edge.

Staff Response: Staff finds that this criterion is not met. Staff will point out that the color is "Tumbleweed" per the color sample. It is not the same color as "Cottonwood". Per the stucco guidelines: "Cement stucco shall be used on contributing, significant, and landmark structures as is appropriate to maintaining the historic character of the building and the streetscape". Synthetic stucco does not appear the same way as cement stucco. It reacts differently to the environment, weather, and has a different sheen level than cement stucco. It will affect the historic district and specifically this historic compound and residence to have synthetic stucco on it. One of the reasons these structures are contributing is due to the brocade texture of this stucco. To remove that texture is to affect the status of the structure. Status changes will damage the character of the district.

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

Applicant Response: Our request for a light sand stucco finish in the color Cottonwood doesn't pose a hardship or injury to the public welfare.

Staff Response: Staff finds that this criterion is not met. There is no hardship to use cement-based stucco or to retain the texture of the existing stucco when applying a new stucco to the residence.

(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: We feel our request for a light sand stucco finish is expected in the City of Santa Fe. A sand finish is more appealing than other textures. We feel a sand finish is truer to the character of Santa Fe homes. The color Cottonwood is evident throughout the City and enhances the character.

Staff Response: Staff finds that this criterion is not met. The City of Santa Fe and its historic districts are riddled with a variety of textures of stucco. Per the stucco guidelines: “In Santa Fe, the most common historic styles for stucco finishes that require preservation include (but are not limited to): adobe finish, sand finish, pebble-dashed surfaces, dry-dashed surfaces, fan texture, and sponge texture. The style of stucco on contributing, significant, and landmark structures must be identified and preserved as an architectural feature per 14-5.2(D)(5) of the H Districts code.” In the 2026 adopted code, this requirement is located in sections 14-4.6(C)(1)(IV) and 14-4.6(E)(4)(II). To eliminate styles of stucco is to damage the character of the City.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order 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.
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C. Buildings with Significant or Contributing Historic Status

1. 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*.

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 14-4.6(G).

- 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
- 9. Murals
- 10. Pedestrian-Oriented Areas

G. Additional District-Specific Design Standards

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.