

City of Santa Fe, New Mexico

memo

DATE: June 9, 2026

TO: Historic Districts Review Board Members

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

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

2026-012489-HDRB. 1103 Canyon Rd. Downtown & Eastside Historic District. Contributing. Tom Gifford Architect LLC, agent for Ian Kovach and Laurie GypHills, LLC, owners, proposes to replace windows and doors, install exterior insulation, stucco, reroof, replace portal, carport, and deck wood elements, and repair yard walls. Exceptions are requested to sections 14-4.6(E)(4)(II) for placing exterior insulation on a primary façade and 14-4.6(E)(4)(I)(a) for replacing windows on a primary façade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other:

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)(II) have not been met and recommends denial of placing exterior insulation on a primary façade. Staff finds that the exception criteria to section 14-4.6(E)(4)(I)(a) have been met and recommends approval for replacing windows on a primary façade. 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:

- a. In case 2026-0112489-HDRB, for 1103 Canyon Road, approve or deny the application as submitted.
- b. In case 2026-0112489-HDRB, for 1103 Canyon Road, approve/deny the exception to 14-4.6(E)(4)(II) for placing exterior insulation on a primary façade, finding that the exception criteria have/have not been met
- c. In case 2026-0112489-HDRB, for 1103 Canyon Road, 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
- d. In case 2026-0112489-HDRB, for 1103 Canyon Road, 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 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.

The building immediately abuts the Acequia Madre. Before construction, the applicant should review the proposed renovation with the Acequia Madre Mayordomo in order to mitigate any impacts of the construction project on the historic acequia.

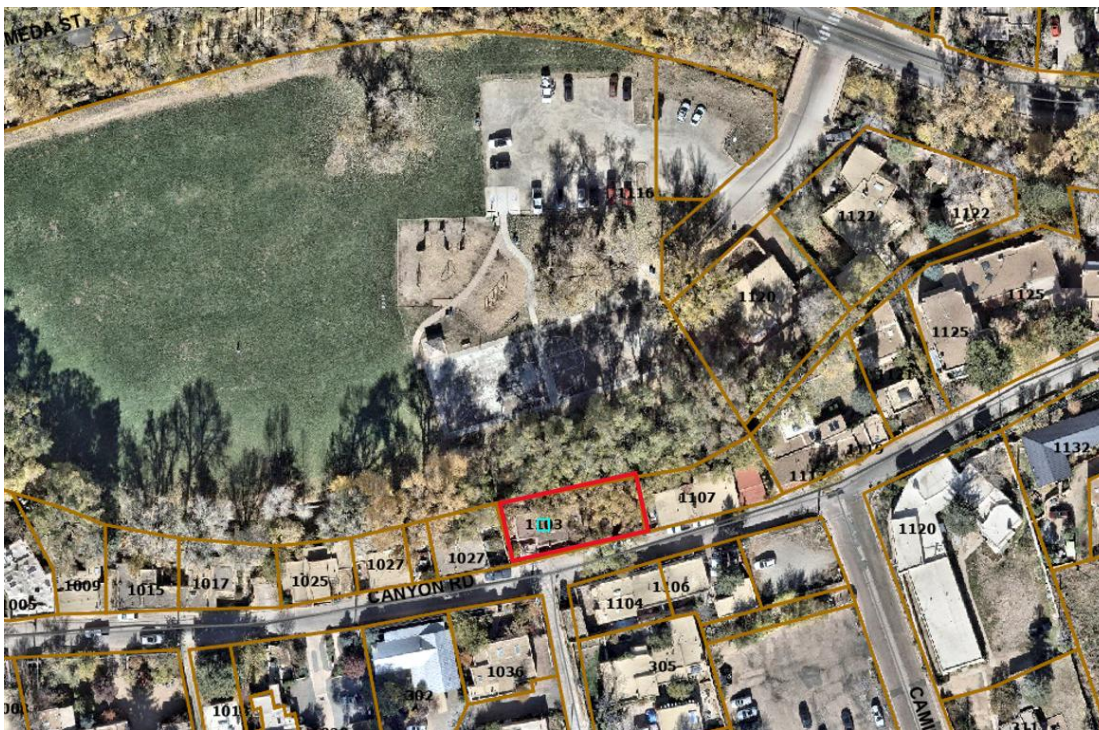


Figure 1: Property Location

BACKGROUND & SUMMARY:

Streetscape:

The property sits between Canyon Road and Patrick Smith Park, a recreational open space for the public. The back of the properties along this portion of Canyon Road runs along Acequia Madre, or Mother Ditch, which was constructed over 400 years ago by Spanish settlers to transport precious water to Santa Fe from the Sangre de Cristo Mountains. The buildings in this section of Canyon Road are built close to the road, with yard walls around those that have any yard space between the road and the building. There is a combination of single- and two-story structures. Most of the buildings are Spanish Revival style. The others are in the vernacular style.



Figure 2: Subject Property

Site Description:

The 1930s adobe, two-story residence is listed as contributing to the Downtown and Eastside Historic District. The building is obscured behind the tall yard wall on the south street-facing property line that holds a vehicle garage and two pedestrian gates. There are high yard walls also on the east, west, and north property lines.

The residence was originally constructed of adobe in 1948 and has grown over time. Much of the historic footprint's integrity has been maintained, with the exception of a single-story addition that was constructed on the west side in the 1970s. A carport was added in the early 1970s along with a street wall extension. In the 1970s, roof decks and railings were installed. In 1993 to 1994, windows were replaced with new openings and the addition of glass blocks. All of the yard walls were constructed by 1973.

The residence is a two-story, flat-roofed structure typical of Pueblo Revival Style construction. The parapets are slightly rounded with irregular contours that soften the roofline. The windows on the south second story are aligned horizontally with older wood casement windows covered with screens. The windows are inset approximately three to four inches and are paired six-light sash windows. There are no projecting sills or exposed headers. The window in the offset section of the south elevation has been replaced with a modern unit of similar

size. The ground floor of the south elevation contains fewer openings but includes one bank of six-light casements. The opening has an exposed wood header. To the west of this group is a single window composed of a fixed lower pane with a six-light ventilating sash. The opening is capped with a wood header. The western 1970s single-story addition holds a field of glass block and a wood plank door with a diamond-shaped light.

The east elevation faces the courtyard. The ground floor is sheltered by a portal that extends south to meet the privacy wall that runs along Canyon Road. The late 1970s portal is constructed with small-diameter vigas. The entry door with the right sidelight contains 24 lights. Above the portal roof was a roof deck reached by a second-story half-light diagonal-plank door. The roof deck was removed in the 1990s. To the left of the door is a set of six light wood casement windows. A stucco chimney sits in the southeast corner.

The west end of the north elevation is the 1970s addition, which has a pieced wood plank door with a double-hung sash window. Moving east, the older portion of the house sits on a raised foundation that combines cobble, stone blocks, concrete, and brick. The north wall holds a series of aligned window openings. Some have ventilating sashes similar to those on the south elevation. The alignment of the windows, types of windows, and markings where previous openings may have been indicated that some original openings have been altered. The middle of the building holds a deteriorated wooden overhang. The ends of the elevation have larger openings containing five-light outward-opening upper sashes.

The west elevation holds an open steel staircase that leads to a roof deck over the 1970s addition. The second floor has a raised-panel door with a light spanned by a wood grille. Above the door at the roofline is a double-flue stuccoed chimney.

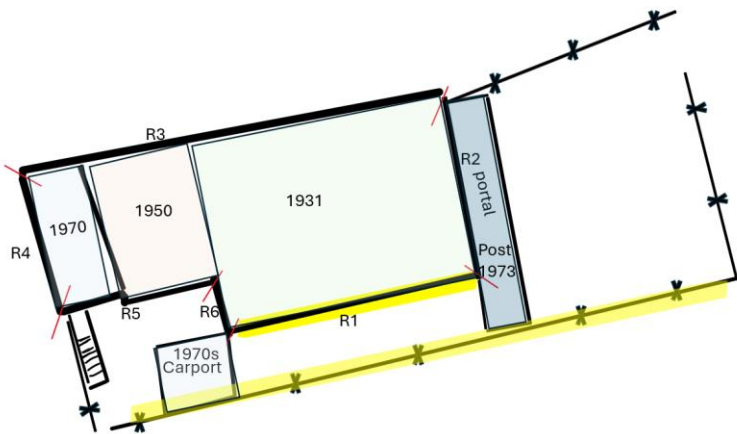
PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for this property.

HDRB:

The HDRB reviewed the status and designated primary facades under case 2026-012105-HDRB on April 14, 2026. The Board decided to retain the residence as contributing with the South facade, excluding the non-historic windows, glass block, and attached additions as the primary façade (R1), designate the South property yard wall as contributing, and the North, West, and East yard walls as non-contributing.



An HDRB approval was issued on February 8, 1994, under case H-94-020 for additional information and alterations due to the installation of the window from case H-93-172, which proved that the wall of the residence was constructed with different materials.

An HDRB approval was issued on August 24, 1993, under case H-93-172 for a 160 sq. ft. one-story addition on the west elevation, infilling an exterior enclosure which has been created by two buildings walls and a yard wall, roof decks to replace the wood decks, replace a door and add parapet to a yard wall, rebuild a bridge, and install a window where one was previously infilled.

ADMINISTRATIVE:

No administrative approval is on file for this property.

APPLICANT'S REQUEST:

The applicant proposes to:

Residence:

- 1) Replace windows with true divided-lite wood windows. The windows will be painted in Sherwin-Williams "Manitou Blue" #SW6501.
 - a. Windows on the primary façade include windows K and L on the first floor and B, J, and I on the second floor. According to the window assessment, windows I, J, and K have historic jambs; however, the sashes are non-historic. The jambs are rotted beyond 40% and are non-restorable. Windows B and L are non-historic.
 - b. Windows A, C, D, F, G, H, M, N, O, P, Q, R, S, and T are non-historic and located on non-primary facades.
 - c. Window E is historic and is located on a non-primary façade.
- 2) Replace Doors and paint in Sherwin-Williams "Manitou Blue" #SW6501.
 - a. Doors 6, 7, and 8 are located in the contributing yard wall. None of the doors (Doors #1 - #8) are historic.
 - b. The doors will be reconstructed to match the existing east and west doors.
 - c. The garage door will be replaced with a wood garage door.
- 3) Install 2" spray foam insulation to the exterior of the structure. An exception is requested to section 14-4.6(E)(4)(II) for placing an architectural feature on a primary façade.
- 4) Repair the concrete parapet cap.
- 5) Stucco the residence using cementitious stucco with La Habra "La Luz".
- 6) Roof the residence using TPO.
- 7) Repair with some replacement of wood features, including portal posts, beams, and corbels, the covered parking area, and wood deck and railings, and stain in Old Masters Grain Stain "Provincial".

Property:

- 8) The existing courtyards' drainage will be lowered and reworked for building code-required head heights.
- 9) Exterior masonry yard walls will be repaired and re-stuccoed.
- 10) The eastern yard wall gate will be increased in width and height, and the swing direction will be changed to meet the 2021 IFC entry requirements, and the yard wall height will be increased over this area to match the previous elevation.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(E)(4)(II): The applicant requests an exception for placing exterior insulation on a primary façade.

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

Applicant Response: We do not believe the exterior spray foam installation will damage the character of the district. The existing residence character is an adobe Spanish Pueblo Revival style, and we believe the “hand” sprayed exterior closed-cell foam insulation will “loosely” follow the exterior contours of the existing adobe exterior wall, recreating the adobe character of the existing walls after the traditional cementitious stucco is installed. There are no window or door locations or details that installation of the insulation would seem out-of-character.

Per the 2021 New Mexico Energy Conservation Code (2021 IECC amended by State of NM), the proposed level of renovation requires continuous exterior insulation, but per IECC Section C501.5 Historic Buildings...*or the historic preservation authority having jurisdiction, demonstrating that compliance with that provision would threaten, degrade, or destroy the historic form, fabric, or function of the building. The insulation is required by the building code unless the HDRB invokes section C501.5.*

Staff Response: Staff finds that this criterion is not met. Placing exterior insulation on a historic building changes the appearance of the building, which affects the status and therefore the district as a whole.

Moreover, spray foam has been demonstrated to cause damage to buildings of adobe construction. Adobe is a breathable material that naturally absorbs and releases moisture. Closed-cell spray foam creates a vapor-resistant barrier that can trap moisture within the adobe wall. In addition to retaining the character of this historic property, the structural integrity must be maintained as well. Finally, once spray foam is applied, there is no reversibility – removal of spray foam is difficult as it will damage the historic adobe.

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

Applicant Response: There would be one small hardship if the spray foam insulation is not permitted by HDRB, and it would be that the residence would meet the 2021 IECC through an exception, and the Residence would be less energy efficient, producing more greenhouse gases and increasing the carbon footprint.

Staff Response: Staff finds that this criterion is not met. There are many ways to comply with IECC standards, especially when it comes to historically contributing and significant buildings.

(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 believe the existing residence character, adobe-Spanish Pueblo Revival style, will be maintained with the installation of “hand” sprayed exterior closed-cell foam insulation. The residence will maintain the unique heterogeneous character of the City.

Staff Response: Staff finds that this criterion is not met. There is a larger range of design options that are not being considered that will allow for preservation of the adobe, such as the use of cementitious stucco.

Exception to section 14-4.6(E)(4)(I)(a): The applicant requests an exception to replacing windows on a primary façade.

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

Applicant Response: Replacing the existing residence windows would not damage the character of the district. The new wood double casement windows would restore the primary façade to a more original condition. All
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replacement windows would closely replicate the remaining historic windows- wood double casement windows. We believe this would not damage the character.

Staff Response: Staff finds that this criterion is met. The applicant is replacing the windows with windows that appear more like historic windows and that match each other for a cohesive appearance to the building. The windows will be true divided lite wood windows, which will improve the building and its contributions to the district.

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

Applicant Response: If the replacement of the primary window is not allowed, there would be one potential hardship. Per the 3rd party window inventory, which has been provided in our submittal, and my Building Code review, some windows do not meet Building Code requirements for Emergency Escape and Egress due to non-operation and/ or configuration, which would be a hazard to the health, safety, and welfare of the occupants.

Staff Response: Staff finds that this criterion is met. The windows are either non-historic or non-repairable. Replacing them will make the residence more livable.

(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: Replacing the existing residence windows would strengthen the unique heterogeneous character of the district. The new wood double casement windows would restore the primary façade to a more “as-originally constructed” condition.

Staff Response: Staff finds that this criterion is met. The applicant has kept with wood divided lite windows that better fit into the district, improve the residence, and provide the homeowner with functional windows. The design option takes into consideration the historic building as well as the homeowner.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

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.

C. Buildings with Significant or Contributing Historic Status

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 of 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 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

The height limitations in this subsection F apply:

- a. Within the following historic districts:
 1. Downtown and Eastside;
 2. Don Gaspar Area;
 3. Historic Transition; and
 4. Westside-Guadalupe.
- b. In the Historic Review district, as specified herein.

II. Streetscape Standards

III. Project Location

Planning and Land Use Department staff shall determine the applicability of this section to individual projects and the applicable streetscape

2. Height

I. Official Map of Building Heights in the Historic Districts - Procedures

II. Height Limitations

The HDRB 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 exceed two 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 exceed two 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. The height of any other structure shall be limited to the allowable building height within the applicable streetscape, as defined in this section.
- e. The height and dimension of signage are as set forth in Section 14-7.61. *Sign Regulations in the Historic Districts.*
- f. The HDRB 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 feet. In no case shall the height of a façade exceed four feet above the allowable height of the applicable streetscape measured from natural or finished grade, whichever is more restrictive. This increase in height shall be constructed only in the form of building setbacks from the street.

III. Height Measurement

- a. In historic districts, height shall be the vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive, at the midpoint of the street-facing facade, excluding rooftop appurtenances, the increased height of walls or fences over pedestrian and vehicular openings, and gates (either in open or closed position).
- b. For structures that do not have street frontage, height shall be determined by

the facade that contains the tallest vertical distance measured between the highest part of a structure and the existing grade or finished grade, whichever is more restrictive. The height of walls and fences is measured from the street-facing side of the wall or fence.

IV. Pitch

If the determined streetscape includes over 50 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.

V. 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.

VI. Massing and Floor Stepbacks

The HDRB may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the HDRB 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 HDRB shall also require that the publicly visible facades of the structure be in conformance with Section 14-4.6G, *Additional District-Specific Design Standards*, and, in meeting those requirements, may require that different floor levels be stepped back.

G. Additional District-Specific Design Standards

Don Gaspar Area Historic District

I. District Standards

Compliance with the following structural standards shall occur whenever those exterior features of buildings and other structures subject to public view from any public street, way, or other public place are erected, altered, or demolished:

- a. Slump block, stucco, brick, stone, or wood shall be used as exterior wall materials. Aluminum siding, metal panels, mirrored glass, and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior wall materials. The painting of buildings with a color that causes arresting or spectacular effects, or with bold repetitive patterns, or using buildings as signs, is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.
- b. Roof forms, including but not limited to flat, gabled, shed, and hipped roofs, are allowed. Folded plates or hyperbolic roofs are not allowed.
- c. The use of solar and other energy-collecting and conserving strategies is

encouraged. The use of large glazed areas on south-facing walls for trombe walls or other solar collectors, greenhouses, garden rooms, direct gain, or other energy-collecting purposes is allowed. When in view from any public street, way, or other public place, solar equipment shall be screened by the following methods:

1. raising the parapet;
 2. Setting back from the edge of the roof;
 3. Framing the collector with wood.
 4. In the case of pitched roofs, by integrating the collector into the pitch;
 5. In case of ground solar collectors, by a wall or vegetation;
 6. In the case of wall collectors, by enclosing on one end or the other of the walls.
 7. Other means that screen the collector or integrate it into the overall structure. Non-glare materials shall be used in solar collectors.
- d. Mechanical, electrical, telephone equipment, microwave satellite receiving dishes, and other obstructive equipment shall be architecturally screened by opaque materials by raising the parapet, framing in the equipment, or other appropriate means. The equipment shall be of a low profile to minimize the screening problems.
- e. Walls and fences shall be of brick, adobe, masonry, rock, wood, coyote fencing, or similar materials. Wrought iron fences and slump block walls are allowed. Walls of unstuccoed concrete, chain-link, metal wire, or similar materials are prohibited, except where the wall or fence is not in view from any public street, way, or other public place.
- f. Greenhouses. Attached greenhouses that front on the street shall give the appearance of being integrated into the structure of the building or of being a substantive addition rather than having a lean-to effect. The use of corrugated fiberglass or rolled plastic for the external surface of attached or freestanding greenhouses that front on the street is prohibited. Greenhouses with slanting sides shall be bracketed at the ends, and the greenhouses made from enclosed porches or portales shall maintain the shape of the porch or portal.
- g. For residential uses, paving with asphalt or parking is not allowed in the front yard except on the sidewalk or driveway.
- h. For commercial uses, zoned C-1 front yards are required to be landscaped, and no required front yard shall be used for off-street parking.
- i. As a condition of any rezoning, all applicants shall provide evidence of sufficient off-street parking and an intent to maintain the architectural integrity of the existing building or to conform to the architectural style of the district if constructing a building on a vacant lot.

II. Walls; Fences; Solar Collectors; Administration

Applications for the erection, alteration, or destruction of walls, fences, and solar collectors and required submittals shall be reviewed by the planning and land use department. Approval, disapproval, or referral shall be indicated by the division on the application for the building permit and on each of the required submittals, all

of which shall be signed by the division staff assigned to review. The division staff shall report approvals, disapprovals, or referrals to the board at its next regular meeting as an informational item. (Ord. No. 2007-45 § 30; Ord. No. 2020-22, § 16)

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.

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. 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 aerals, 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.

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 no more than thirty (30) inches of overhang.