

City of Santa Fe, New Mexico

memo

DATE: September 22, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP, Planning & Land Use Department Director *HL*
Maggie Moore, Assistant Land Use Director, MRM

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

2026-013109-HDRB, 127 E. De Vargas Street, Downtown & Eastside Historic District, contributing, Joseph Walsh, agent for Mary Catherine Casey and Cynthia R. Connell, owners, requests to remove historic murals, paint, stucco, reestablish “The Cider Press” sign, and install a historic plaque. An exception is requested to 14-4.6(E)(4)(II) to remove the historic murals.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

☐ District Standards & yard wall
& fence standards.

☒ Historic Inventory Form

☒ Zoning Review Sheet

☒ Other: [previous cases]

APPLICANT SUBMITTALS

☒ Proposal Letter

☒ Site Plan/Floor Plan

☒ Elevations

☒ Photographs

☐ Other:

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met and recommends denial of the exception to section 14-4.6(E)(4)(II) for the permanent removal of the murals. Staff recommends approval of replacing the mural and a plaque with reconsideration of the type and information provided on the plaque, and the approval of the reestablishment of the “Cider Press” sign and the retroactive approval of the stucco and paint, as they comply 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:

- a. In case 2026-011109-HDRB, for 127 East De Vargas Street, approve/deny the exception to section 14-4.6(E)(4)(II) for the permanent removal of the murals, finding that the exception criteria have/have not been met
- b. In case 2026-011109-HDRB, for 127 East De Vargas Street, approve/deny the elements of the project that do not require an exception.

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

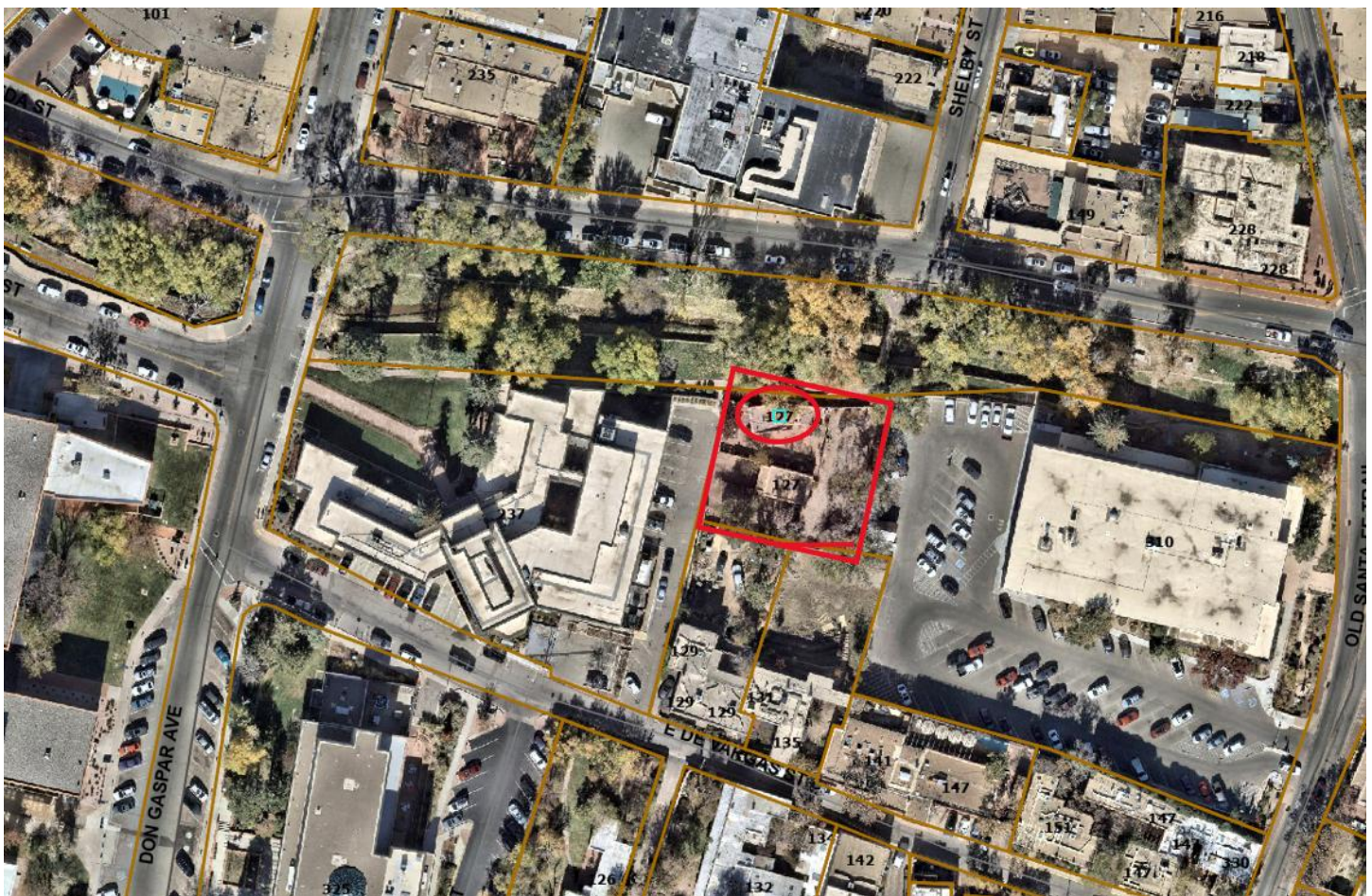


Figure 1: Property Location with Subject Building Circled

BACKGROUND & SUMMARY:

Site Description:

The “Cider Press Compound” is a grouping of historic structures between two public institutional buildings, sited on the river to the north and a historically significant home to the south at East DeVargas Street. This small compound consists of the residences at 127 and 127 ½ East DeVargas Street. 127 East DeVargas is the subject of this case.

The structure at 127 E DeVargas Street was once known as the “Cider Press,” which was an antique store located in the building in the early 1960s. The building started as a circa 1910 brick garage. The brick walls are laid in an English pattern of alternating courses of headers and stretchers. The north, south, and west sides have high parapets that block the view of the wire-glass skylight. The parapets are topped with a rowlock brick coping with a row of headers on top. The entry to the garage was a set of swinging doors on the west. The building was expanded with two frame rooms in the 1950s. The addition has a sculptural shape, rounded parapets, and rustic vigas.



Figure 2: South and West Elevations of the Subject Structure.

The Spanish-Pueblo Revival style structure now stands at 1,083 sq. ft.; the garage doors now open to a bedroom window. The south elevation has a single opening holding an older two-over-one wood sash window and a segmental brick header and sill framing the opening. The north elevation houses two projecting “box” windows which were likely used for display purposes. The larger unit is boxed and holds four six-light casements. The smaller window has a single pane. It is faced with stucco and, as of 2022, had several faded murals from the building's use as an antique shop. Above the box window was a sign that read “Cider Press”.

In 2022, under case 2022-005472-HDRB, the structure was designated as contributing, with the west, east, and north facades, including the wall-mounted sign stating, “Cider Press”, and the murals, as the primary façades. The contributing designation was in part due to *“The Cider Press building's boxed windows, remaining “Cider Press” sign, and faded murals remain character familiar to many generations of Santa Feans and visitors.”* (Per Angela Schackel Bordegaray, staff report for case 2022-005472-HDRB).



Figure 3: View of the North Elevation from the Park.

The owners obtained approval in 2022 to construct a freestanding shed and in 2023 to stucco and paint the 127 ½ building on the property. On November 17, 2023, Javier Flores with Mountain Top Home Remodeling applied to the Historic Preservation Division for cement stucco in a traditional pebble dash system for the property at 127 E Ed Vargas Street. No color was ever offered, and no approval was issued because the application was incomplete. While completing the other work on the property, the owners took the opportunity to also stucco and paint the “Cider Press” building without approval. In doing so, they removed the “Cider Press” sign and faded murals. On July 11, 2025, the owners were cited for “unapproved construction at place of residence for the painting over of historic murals on the north wall of property with no approvals from historic preservation.” The applicant has worked with the Historic Preservation Division to find a resolution to the citation for over a year. Initially, case planners insisted that the historic murals be reestablished; however, replacing the murals still removes the original historic material. Therefore, after further review, the application now comes forward to the HDRB to request the retroactive approval of the stucco and paint while seeking a compromise for the restoration or recreation of the historic murals.

Staff has worked with the owners to verify the content of the historic murals. The larger mural is one of a man working a cider press. The subject of the upper mural is less clear. The applicant argues that the murals are not clear enough to replicate. However, Staff finds some form of restoration and commemoration of the historic mural is necessary.

Per section 14-4.6(E)(1)(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.”* The murals were a distinctive feature of the facade and a major component of the structure's contributing status. Therefore, the mural should be replaced per Section 14-4.6(C)(3)(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.”* While restoration of the mural may not be possible, there is documentation and pictorial evidence of the murals, allowing the board to make an informed determination of how the mural could be replicated.



Figure 4: Image of the “Cider Press” sign and murals, January 2012.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for this property.

HDRB:

2022-005877-HDRB

The studio building (127 ½ East De Vargas Street) is the subject of this case. The Applicant proposed to:

1. Add an 180-square-foot portal to the north courtyard elevation. It will be set back from the west primary facade by 10'0" from the front of the property. The portal will have a round wooden post and square beam construction, similar to the existing west elevation portal on the building's primary facade.
2. All exposed wood will be American Chestnut Brown stained to match existing woodwork.
3. The Applicant proposes to install an approximately 6'0" x 6'8" sliding French door with true divided lites. A proposed sliding barn-door "shutter," approximately 6'3" x 6'8", will slide over the glass door. It will be a turquoise blue with black iron hardware. The clad color of all windows will be Medium Bronze.
4. Infill the existing aluminum sliding window on the north elevation and stucco over it.
5. Add a pair of wood-clad, true-divided-lite windows for egress on the east elevation, with Item #24-0066 operable wood shutters. The jamb will be turquoise blue with black iron hinges.
6. Install an approximately 32" x 42" decorative etched fixed glass in a wood frame on the south elevation. The exposed frame will be medium bronze color.
7. Add an exterior firebox and chimney to the south elevation. The height will be 3' taller than the existing height (10'6").
8. Add a wood slat gate to the south of the interior rock wall (4 ') for access to the new storage building, to be stained American Chestnut Brown.
9. Refurbish the existing west portal's wood components and canales.
10. Re-stucco with cementitious stucco proposed for the entire building. The color will match the El Rey "Adobe" color of the existing structures on site.
11. Add exterior lighting as follows:
 - a. Two pendant downlights under the proposed portal on the north elevation, and two pendants to the existing portal on the west elevation.
 - b. One sconce, downlight at the portal's northwest corner to light the courtyard.
12. Rooftop equipment includes a metal flue for the water heater, to be painted black and screened by the parapet.

13. Install a ground-mounted compressor for mini-split AC and heating to be screened with wood fencing. No other changes to existing buildings and yard walls are proposed.

2022-005473-HDRB

1. Construct a free-standing 600 sq. ft. storage building at the southeast corner of the property. The new building will be Spanish-Pueblo Revival Style with a portal similar to the existing studio. The building will have a low slope, flat roof, and raised parapet. The portal will have round wood posts and squared wood beams that will be medium brown stained to be similar to the Studio's exposed wood. Fenestration is a double wood plank door on the west side under the portal will be bull-nosed without trim. The doors will be finished in medium brown stain to match posts and beams, color Sherwin-Williams Chestnut Transparent Stain. No other changes to existing buildings and yard walls are proposed.

2022-005472-HDRB

Status Review that designates the studio building contributing with the west façade and the west portion of the south façade, specifically the brick portion of the original garage as primary, designates the main building contributing with the west, east, and north facades, including the wall-mounted sign stating, "Cider Press", and the murals, and designates the yard wall on the north property edge and along the far east property edge of the building as contributing.

ADMINISTRATIVE:

2024-007732-ADMIN Relocate window on eastern elevation of the studio building (127 ½ East De Vargas Street) as submitted.

2023-007689-ADMIN Alterations to 2022-005877-HDRB as follows:

1. Change the vehicle gate to a low, flat steel-faced pair of gates that will eventually take on a reddish-brown patina with weather and exposure, as submitted.
2. Replace the pedestrian gate, facing north and south in the existing high CMU stucco wall that encloses the north portion of the front yard, with a standard-width and height pedestrian gate that is faced with steel plate that will eventually take on a reddish-brown patina with weather and exposure, as submitted.
3. Remove the non-historic stone wall connecting the casita and studio structures on the east boundary of the courtyard.
4. Construct a cedar post fence to a height of 72" along the east boundary of the courtyard to connect the casita and studio structures.
5. Install the repurposed wood pedestrian gate in the fence to allow access from the courtyard to the east garden areas.
6. Replace the floodlights on the north and east façades with a downward-aimed black metal fixture as submitted. These lights can also be eliminated instead of replaced, as the owner prefers.

2023-006930-ADMIN

Request for approval at 127 ½ East De Vargas to apply up to 4" of insulation and cement stucco system on all three facades of the Studio building while keeping the Primary west façade as close to original as possible. As per our discussions on site, the design will retain a painted finish for the primary façade except for that portion that currently wraps around the south wall onto the west façade up to the existing portal. All portions of the existing portal components shall remain and will be refurbished as necessary. Minor elements such as 1970s non-historic vents and electrical outlets can be removed or relocated as necessary, as long as colors match the originally H-Board-approved El Rey adobe stucco color. The existing concrete portal surface will be repaved with brick to correct the problems of improper slope of the portal. Due to the very uneven surfaces on the interior, it is required that the Interior floor be leveled

with a concrete system that will raise the floor approximately 5” at the edge of the Door on the primary façade. To accommodate codes and safety requirements, the contributing historic door will be raised approximately 5 inches, including trim and hardware in situ. The configuration, scale, texture, and colors shall remain the same.

2022-005890-ADMIN

Per Board condition for new detached storage building approved in Case 2022-005473-HDRB: Proposed building height lowered from 11' - 6" to 10' - 6".

2022, February 18:

Add ground-mounted mini-splits to east elevation of 127 East De Vargas Street. Line sets exposed on south wall will be painted to match light brown of existing stucco and screen the condenser with a short 42” cedar post fencing. Roof top penetrations will not be publicly visible screen the condenser with a short 42” cedar post fencing.

APPLICANT’S REQUEST:

The applicant requests:

- 1) Retroactive approval to stucco and paint the structure.
- 2) Approval to reestablish the “Cider Press” sign above the box window.
- 3) Approval to install a plaque to commemorate the structure's history to replace the murals.
- 4) Retroactive approval to remove the historic murals from the wall. An exception is requested to Section 14-4.6(E)(4)(II) to remove historic materials.

The plaque is proposed to read:

“A small 0.25-acre, roughly square-shaped property fronting the Santa Fe River had two buildings located on the parcel purchased by James "Jimmie" Caldwell c. 1939; he lived part-time in Santa Fe. The brick portion with two large blue doors was the first garage in Santa Fe built by the Cartwright Family 1910c. The second building consisted of two adobe rooms built by Juan J. Lujan of the Taos Pueblo, employed by Jimmie Caldwell. The old garage and adobe rooms, called the Cider Press, were used as an Antique Shop c.1960s. The first item purchased for the Antique Shop reportedly was a cider press. A mural painted onto the brick portion of the building by an unknown artist deteriorated. The mural depicted a man in front of a possible cider press and a woman painted above to the left of the object. The name "CIDER PRESS" appears above one of the adobe windows. Betty R. Caldwell, Jimmie's daughter, inherited the property. Betty Caldwell and her partner Norma Kearby remodeled the two separate buildings into one building. (1990's c.). The CIDERPRESS is now an apartment consisting of a living room, kitchen, bathroom, and bedroom. Mary Catherine Casey and Robin Connell are the trustees of the 127 East De Vargas property.”

The language of the plaque is not adequate or accurate and should focus more on the history of the building and its contribution to Santa Fe than on that of the current owner and use. History should also be verified and corrected before publication of the plaque. The type of plaque should also be considered for durability and longevity.

8" x 10" PLAQUE OPTIONS

UV PRINT (FULL COLOR)

LASER ENGRAVED (TWO TONE)



Figure 5: Proposed Plaque Style.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-4.6(E)(4)(II): The applicant requests an exception to the requirement that, for all facades of contributing, significant, and landmark structures, 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: The applicant did not address the exception criteria.

Staff Response: Staff finds that this criterion is not met. The murals are gone; they cannot be reestablished. This affects the building and the district. *“Historic murals are more than decoration; they are irreplaceable reflections of a building’s legacy and cultural identity.”* (Canning Decorative Building Arts, Historic Mural Maintenance: 6 Steps for Preserving History, July 8, 2026)

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

Applicant Response: The applicant did not address the exception criteria.

Staff Response: Staff finds that this criterion is not met. If the applicant had followed procedures prior to doing the work, this would be a non-issue. The hardship created was from the illegal work of covering the historic murals rather than preserving them.

(iii) *Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The applicant did not address the exception criteria.

Staff Response: Staff finds that this criterion is not met. The plaque is a means to reestablish the historic understanding of the building's significance that will outlast the murals.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

I. 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

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 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 14-4.6(G)(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 14-2.1(G)(1)(V)(c), *Unexpected Discoveries*.

8. Signs

9. Murals

10. Pedestrian-Oriented Areas

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

The height, pitch, scale, and massing of any structure in a historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted elsewhere within this chapter.

I. Applicability

The following sections identify specific areas and specific projects subject to this section. The Planning and Land Use Director shall determine whether or not properties are included within this section.

I. Specific Areas

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 above the average 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 above 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 dimensions 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 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

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; a 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-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved, and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, slightly ogival, 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 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 portals 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
- f. Flat roofs shall have not more than thirty (30) inches overhang.