City of Santa Fe, New Mexico

memo

DATE: October 27, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP, Planning & Land Use Director HLL
Maggie Moore, Assistant Land Use Director *MRM*
Jonathan Mellon, Historic Preservation Planner Manager

FROM: Lauren A. Vagts, Senior Planner, Historic Preservation Division LAV

2026-013210-HDRB. 124 Camino Santiago. Downtown & Eastside Historic District. Contributing. Kareem and Mary Jo Edwards, owners, request approval to replace doors & windows on a primary façade with exceptions to 14-4.6(E)(4)(I)(a) for altering openings on a primary façade, & to 14-4.6(E)(4)(II)(b) for changing the historic stucco color & texture.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ **District Standards & Window and Stucco Guidance**

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other: March 28, 2018 Plaza del Monte Historic Resources Evaluation; HDRB April 24, 2018 minutes**

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other: Window and door specifications; Window and door schedule; HOA Letter of Approval; Stucco color swatches**

STAFF RECOMMENDATION:

Staff finds that the exception of criteria have not been met and recommends denial of the exceptions to Section 14-4.6(E)(4)(I)(a) for altering openings on a primary façade, and 14-4.6(E)(4)(II)(b) for changing the historic stucco color and texture. Otherwise, staff recommends approval of other portions of the application as they comply with Section 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Note: While staff recommends denial of the proposed exceptions in reference to City of Santa Fe Code Land Development Code, no documentation exists providing original or pre-existing opening dimensions for the window replacements on the west primary facade. Additionally, visual evidence of the pre-existing window openings compared to the unapproved alterations does not present a significant alteration. Therefore, staff defers to the Historic Districts Review Board's recommendations for the project's remedy.

Sample motions:

a. In case 2026-013210-HDRB, for 124 Camino Santiago, approve/deny the exception to 14-4.6(E)(4)(I)(a) for altering openings on a primary façade.
b. In Case 2026-013210 HDRB for 124 Camino Santiago, approve/deny the exception to 14-4.6(E)(4)(II)(b) for changing the historic stucco color and texture, finding that the exception criteria have/have not been met.

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.

BACKGROUND & SUMMARY

Streetscape:

124 Camino Santiago, a two-bedroom single-family residence, is located in the Downtown and Eastside Historic District on the east side of the street bound by Camino Santiago to the north, Bishops Lodge Road to the east, Paseo de Peralta to the south and Old Taos Highway to the west (Figure 1). In 2018, the residence and shallow rear yardwall were designated as Contributing with the west elevation as the primary facade. The Board made no explicit exclusions for non-historic materials (windows and doors) and the 2018 HCPI indicates that windows and doors were replaced at an unknown date, but based on, "drawings and material and visual evidence."

The historic building is located on a private residential road as part of a mid-century cul-de-sac land development known as Plaza del Monte. Buildings in the development are situated either at the center of or near the back of the lot length-wise along the street with concrete driveways connecting to carports. The residential structures are single-story, flat roof, and stucco-clad sympathetic to the Spanish-Pueblo Revival traditions while incorporating Ranch

house plans and Contemporary forms, with later developments integrating angular compositions and carport-dominated façades, including 124 Camino Santiago.



Figure 1. Aerial view of parcel location, 124 Camino Santiago. Source: Santa Fe County Tax Parcel Viewer, https://sfcomaps.santafecountynm.gov

Site Description:

124 Camino Santiago was constructed around 1968 as part of the Plaza del Monte Presbyterian retirement center development. Formerly, the Allison-James School to the north (Figure 2), the private neighborhood was constructed over several phases between the late-1950s and 1977 as a communal living center for retired Presbyterian pastors, missionaries, and other associated church officials. Earlier plan designs were completed by Kenneth S. Clark and Philippe Register Architects with the south developing first as the communal-living facility, Congregate Home (later "Casa Grande"), and later as individual retirement cottages to the north (Figure 3). These primary designs were uniform with modern L-plan footprints, carports connecting to portales, and designs sympathetic to the Spanish-Pueblo Revival tradition.

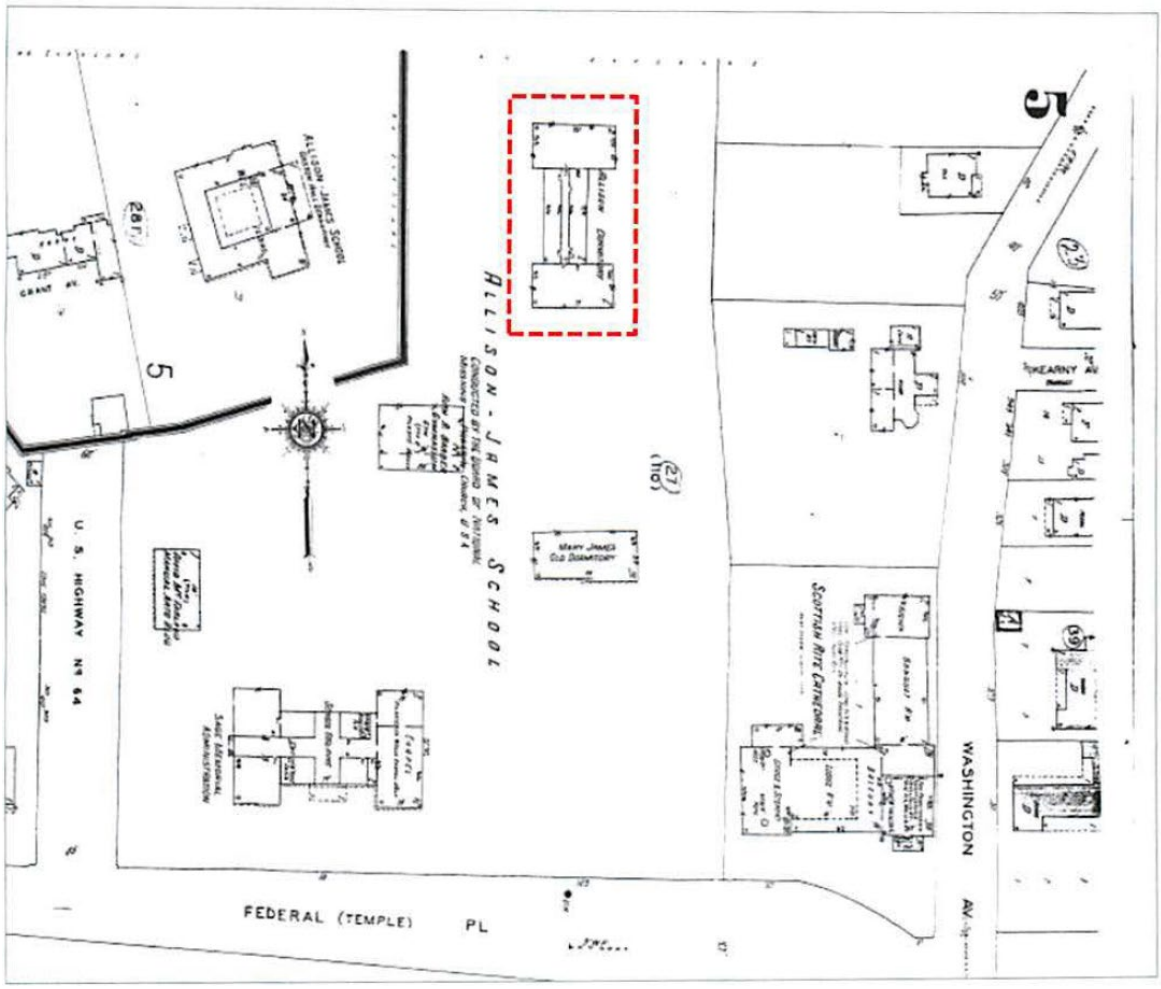


Figure 2. 1948 Sanborn Fire Insurance Map showing the Allison-James School campus. All buildings except the structure outlined in red were demolished in 1960 for the development of Plaza del Monte.

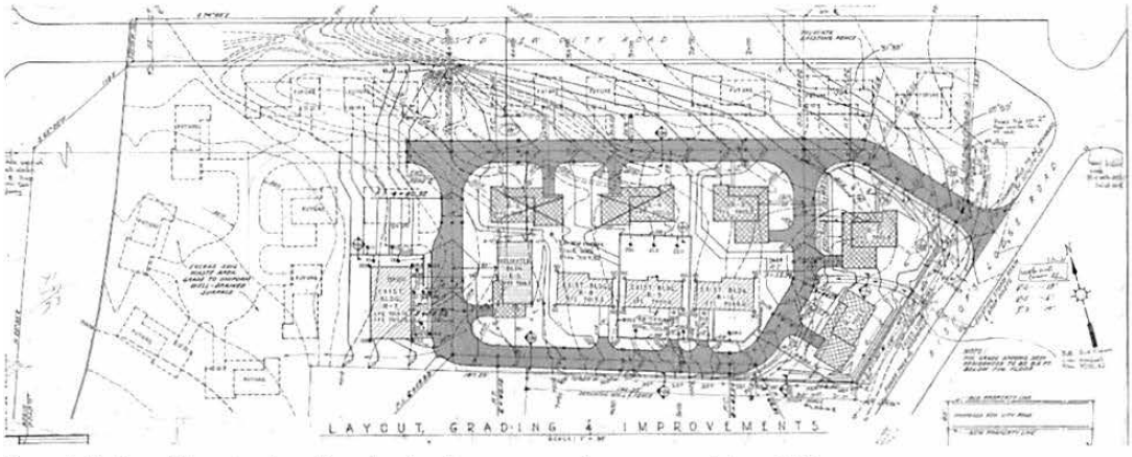


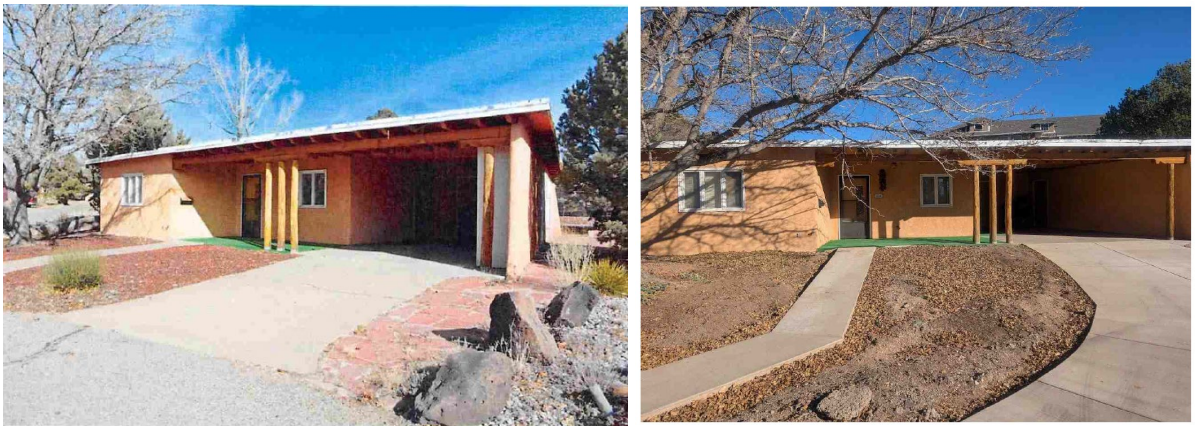
Figure 3. June 1960 layout and grading plan showing first cottages to be developed at Plaza del Monte. Source: 2018 Camino del Monte Historic Resources Evaluation.

Later Contemporary designs moved to the exterior of the buildings with elongated footprints and flat-roof house forms. Eventually, Register's design elements became more radical including experimentation with angular composition. By 1967, Register formed a partnership with architects James Abelardo Brunet and Terrance Ross forming RSB Architects, using triangular-shaped walls as dividers and end pieces, seen on the south elevation of 124 Camino Santiago, and neighboring 126 Camino Santiago near the south end of the development.

The 1,148 square foot building has a modified L-shape plan with a flat roofline, metal fascia, slightly overhanging eaves bearing exposed brackets, clad in a tan cementitious stucco with fenestrations painted white. The west primary facade elevation has a curvilinear cement slab driveway leading to a carport to the right, a portal with three support columns at the center, and a window opening to the northwest corner with three casement windows.

While the 2018 HCPI submitted by John Murphy includes the description of mostly non-historic replacement windows throughout, however there is no indication of which windows are historic, or the definite material composition due to storm covers (aluminum on the west primary facade). The January 18, 2018, HCPI of neighboring duplex built c.1967 at 126 Camino Santiago, lists steel casements as the original window material and form, which was likely the same historic form and material used at 124 Camino Santiago. However, no documents exist recording the original fenestration to the building, and the 2018 facade designation does not indicate the exclusion of non-historic materials.

Between 2024 and 2025, a small cul-de-sac between 124 and 126 was filled in and landscaped (Figures 6 and 7). During this time, the driveway and sidewalk leading to the west elevation were elongated and slightly rerouted in an obtuse L-shape to meet Camino Santiago at the northwest corner of the lot. According to aerials, between 2025 and 2026 the flagstone pavers along the south elevation were removed (Figures 7 and 8).



Figures 4 and 5. West elevation, 2018 (left) and 2024 (right), before fenestration removal, replacement, and alteration of openings.

The carport has three wooden entrance doors: one at the northeast corner of the east elevation, one at the northeast corner of the north elevation with an exterior aluminum screen door, and one at the southeast corner of the south elevation. Under the portal is a double-pane casement

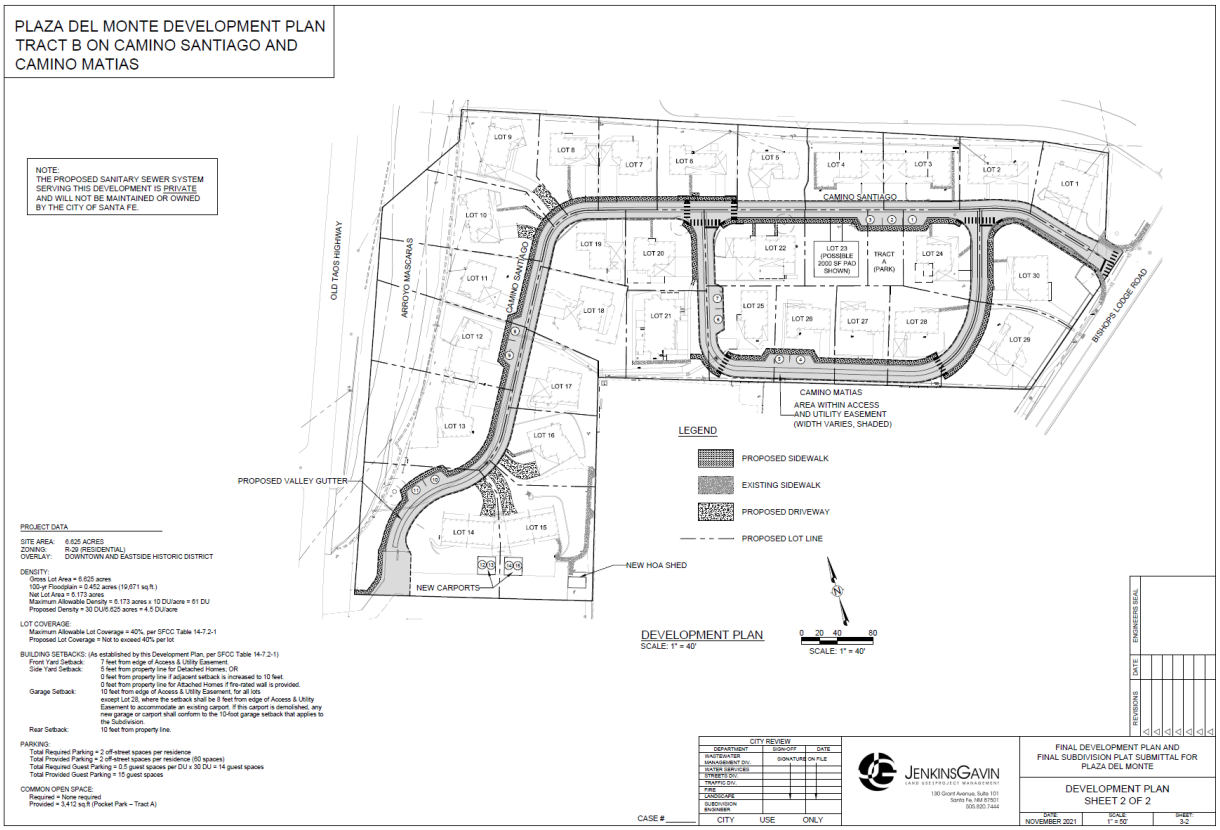
window to the right of the main entrance door. The northwest corner of the building has a single opening with three casement windows.

Note: On August 14, 2026, a Stop Work Order was placed on 124 Camino Santiago for building without a permit issued by the City of Santa Fe Historic Preservation Division Inspector. The hold indicates the owner(s) replaced windows and doors without approval or a permit and need approval for proposed changes in stucco texture and color (note: windows and doors have been replaced, the only work undone is the change in stucco color). All fenestration on the primary west elevation has been removed and replaced. The window opening on the west elevation located under the portal was expanded to fit the new window design prior to Board approval. The above descriptions reflect the fenestrations prior to recent unauthorized remodeling.



Figures 6-8. 2024 aerial showing cul-de-sac and flagstone pavers (top left). 2025 aerial showing cul-de-sac infill

and newly paved driveway/sidewalk (top right). 2026 aerial showing flagstone pavers removed (bottom).



In 2021 a Development Plan and Subdivision Plat was approved by the Planning Commission. The Development Plan approval included the infill of the cul-de-sac that was previously adjacent to the subject property.

The north elevation is a solid wall with no fenestration (Figures 9-11). The east elevation has a two-over-five divided light French door entrance to the left and picture window flanked by casements. To the south is a large window wall stepping out onto the flagstone-paved patio. (Figures 12-17)







Figures 9-11. North and west elevations. Source: 2018 HCPI (top), CoSF staff October 2026 (bottom).



Figures 12-14. East elevation (top left), south elevation (top right), east and south elevations showing part of removed flagstone and Contributing yardwall (bottom). Source: 2024 images submitted by applicant (top left), and 2018 HCPI (top right and bottom).



Figure 15. East elevation, October 2026.





Figures 16 and 17. South elevation, October 2026.



Figure 18. Contributing yardwall at the southeast corner of the lot.

PREVIOUS CASE SUMMARIES:

ARC: n/a

HDRB:

- H-17-098A (04.24.2018) – historic status and primary façade designation at Plaza del Monte. 124 Camino Santiago residential building and yardwalls designated as Contributing with west elevation as primary façade. Basis for status: the structure is a good example of Mid-Century Modern (Santa Fe) Style, including L-plan block massing wing with the dominant portal and carport as character-defining features, and association with the development of Plaza del Monte, a master-planned community by architects Clark and Register.
- H-17-098B-1585 (04.24.2018) – request to demolish structures (122, 124, 125, and 126 Camino Santiago) with yardwalls: Board approved unanimously in favor of demolition for 124 Camino Santiago and garage at 126 Camino Santiago.

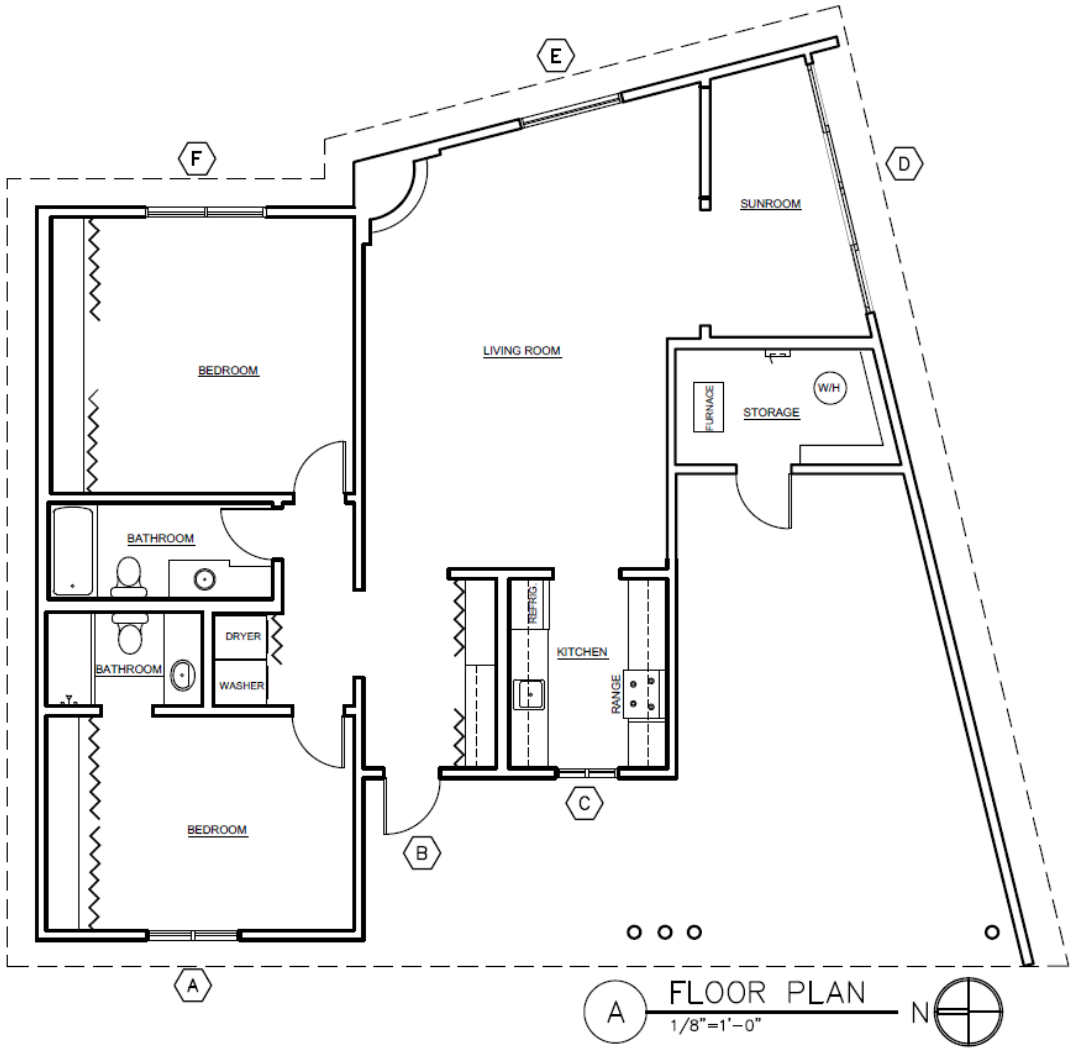
ADMINISTRATIVE:

- 2025-010670-ADMIN – re-roof
- 2026-012591-ADMIN – re-roof

APPLICANT REQUEST

The applicant requests approval after the fact for the following exterior alterations:

1) Replacement of six (6) windows and one sliding glass door with bronze-clad wood units from Pinnacle Windows to include:
    a. Bedroom three-window configurations replaced with larger, two-window casement units to meet required egress opening sizes, west elevation (primary façade).
    b. Replacement of main entrance door, west elevation, with new design.
    c. Windows under portal – west elevation: reconfiguration of opening size to match manufacturer.
    d. Removal of historic wooden picture and casement windows and replace with egress casement window, east elevation.
    e. Removal of historic French doors, partially enclose historic opening, and replace with fixed horizontal window, east elevation.
    f. Enclose historic door opening on south elevation.
    g. Remove glass wall and replace with sliding glass doors, south elevation.
2) Proposal for exterior stucco replacement and change color from existing historic terracotta/tan to Dunn-Edwards “Swiss Coffee” – DEW341



NOTES:

1. ALL CALCULATIONS INDICATE "GROSS" AREA.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
4. SOME ROOM DIMENSIONS WILL VARY DUE TO WALLS BEING OUT OF PLUMB.

AREA CALCULATIONS:
HEATED AREA: 1,206.26 SQ. FT.
SUNROOM: 105.52 SQ. FT.
STORAGE: 73.55 SQ. FT.

STATE OF NEW MEXICO
G. DONALD DUDLEY, JR.
No. 3673
8/16/2026
REGISTERED ARCHITECT

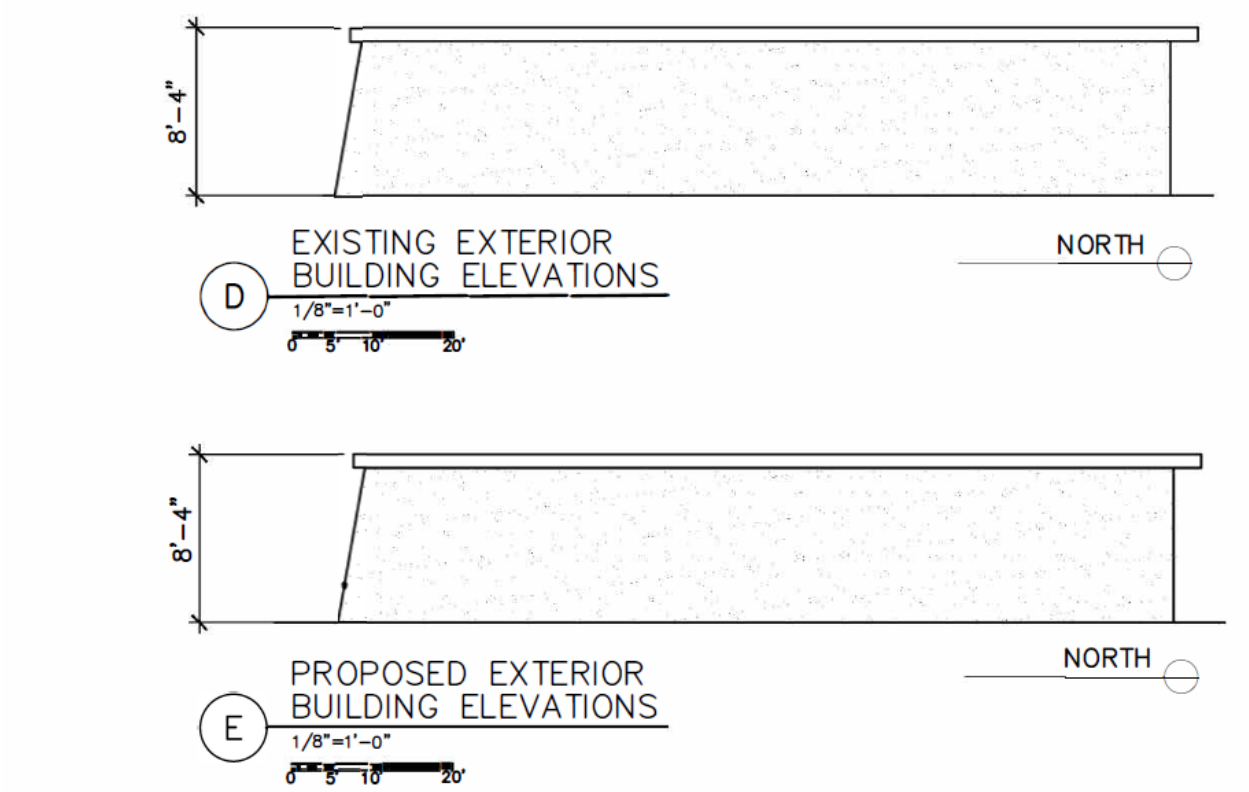
WINDOW & DOOR REPLACEMENT
124 Camino Santiago Santa Fe, NM 87501

DATE: 08/16/2026
REF: A101
SKETCH#:

G. DONALD DUDLEY AIA
ARCHITECT
ARCHITECTURE • INTERIORS • PLANNING
AIA • NCARB

SIMMS TOWER STUDIO 850
400 GOLD AVENUE SW
ALBUQUERQUE, NEW MEXICO
87102
TEL 505.243.8100

Figure 19. 124 Camino Santiago floor plan.

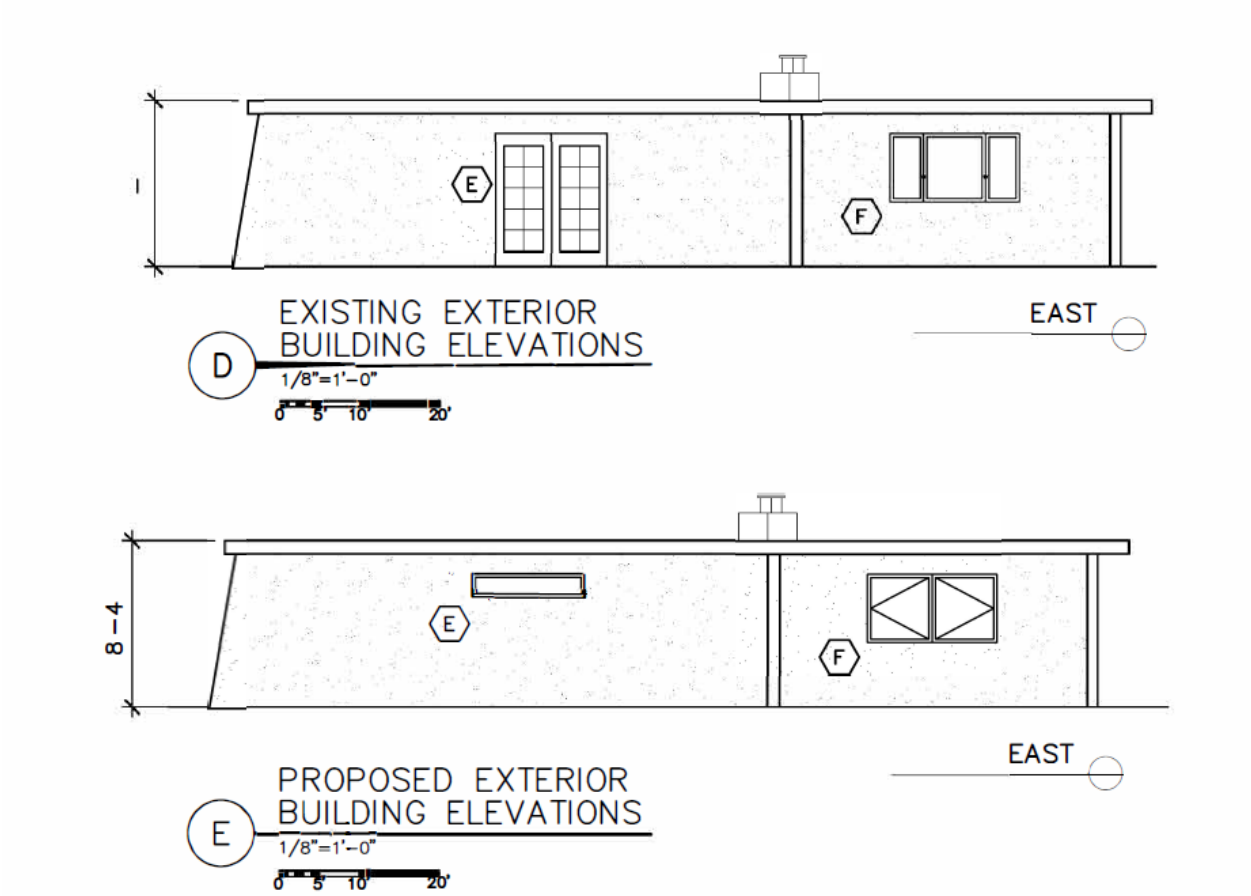


PROPOSED CHANGES INCLUDE:
1. NEW EXTERIOR DOORS AND WINDOWS AS INDICATED
2. CONVERTING SUNROOM TO HEATED SQUARE FOOTAGE
3. NEW EXT. STUCCO, COLOR "SWISS COFFEE"

DOOR/WIN. SCHEDULE
F

MARK	TYPE	UNIT SIZE (WxH)	HEAD
A	EGRESS CASEMENT WINDOW	60" X 41"	6'-8"
B	HINGED DOOR	37 1/2" X 80"	6'-8"
C	VENT AWNING WINDOW	40" X 41"	6'-8"
D	SLIDING PATIO DOOR UNIT	165" X 85"	6'-8"
E	FIXED WINDOW	68" X 14"	6'-8"
F	EGRESS CASEMENT WINDOW	78" X 41"	6'-8"

Figure 20. Existing and proposed north elevation. Note: no changes.

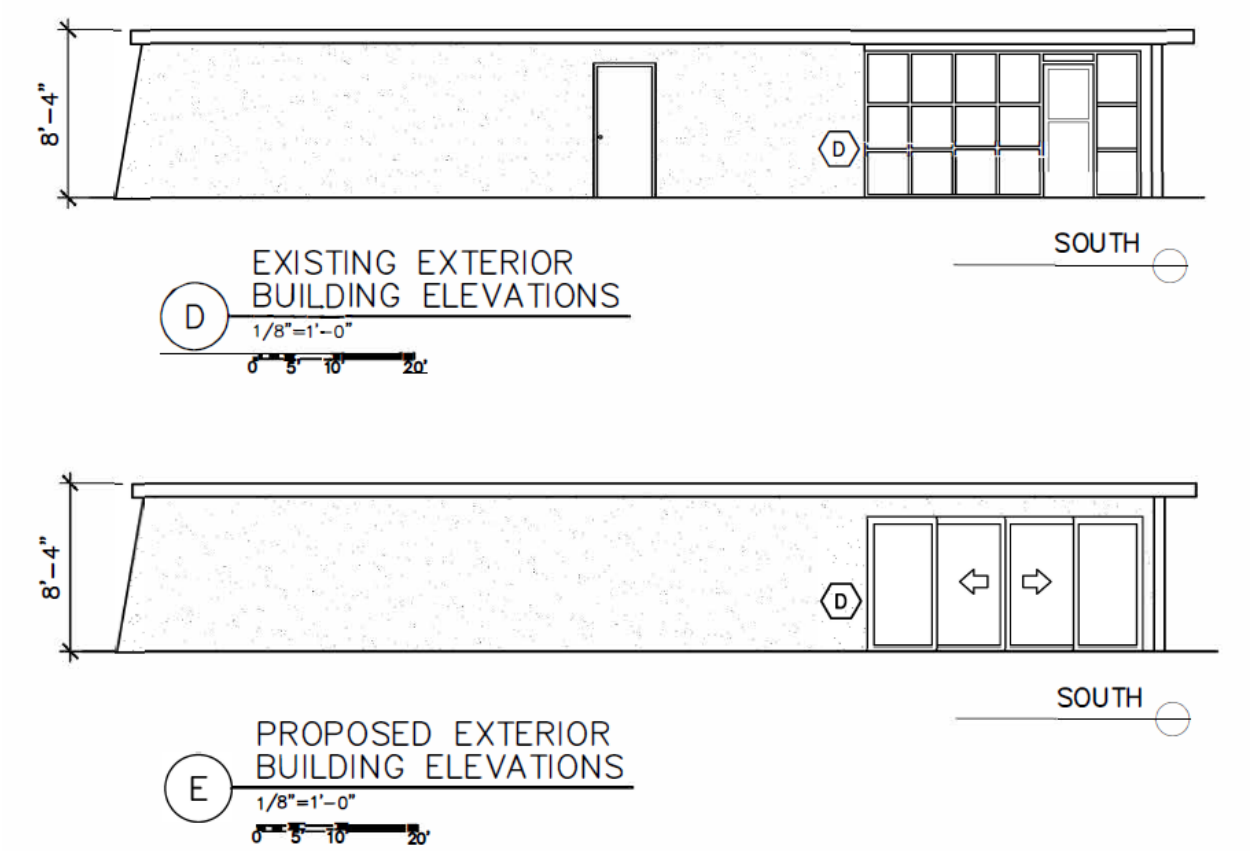


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Figure 21. Existing and proposed east elevation.

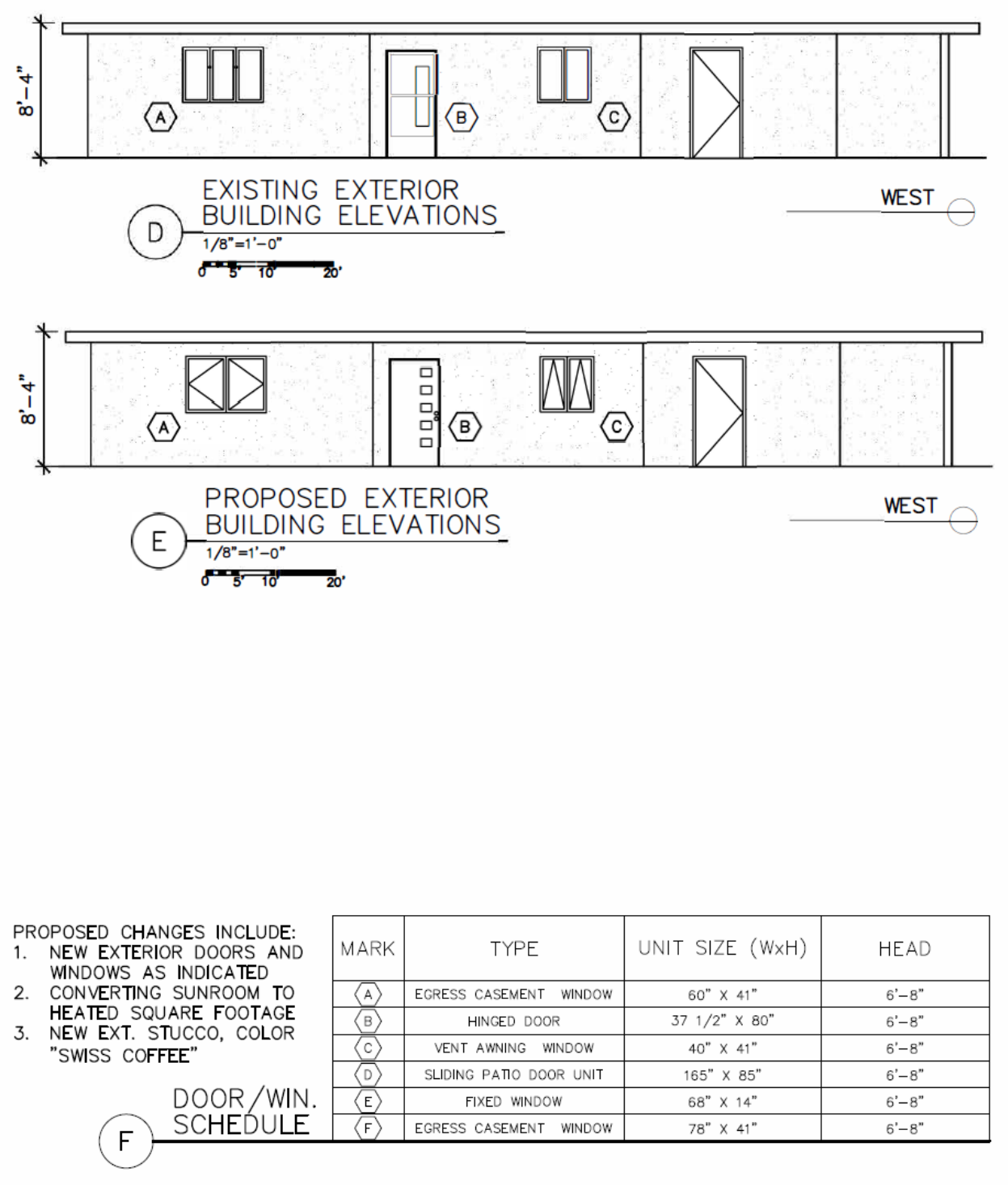


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C	VENT AWNING WINDOW	40" X 41"	6'-8"
D	SLIDING PATIO DOOR UNIT	165" X 85"	6'-8"
E	FIXED WINDOW	68" X 14"	6'-8"
F	EGRESS CASEMENT WINDOW	78" X 41"	6'-8"

Figure 22. Existing and proposed south elevation.



MARK	TYPE	UNIT SIZE (WxH)	HEAD
A	EGRESS CASEMENT WINDOW	60" X 41"	6'-8"
B	HINGED DOOR	37 1/2" X 80"	6'-8"
C	VENT AWNING WINDOW	40" X 41"	6'-8"
D	SLIDING PATIO DOOR UNIT	165" X 85"	6'-8"
E	FIXED WINDOW	68" X 14"	6'-8"
F	EGRESS CASEMENT WINDOW	78" X 41"	6'-8"

Figure 23. Existing and proposed west elevation.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(E)(4)(I)(a): The applicant requests an exception to alter openings on a

primary façade.

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

Applicant Response:

Altering openings on the primary façade (14-4.6(E)(4)(I)(b)): The work on the primary (west) façade was limited to replacing two windows, located in the guest bedroom and kitchen, that were not original to the structure, and replacing the front door. No modifications to the master bedroom window were made on the primary façade.

The building's footprint, single-story flat-roofed massing, 8'-4" parapet height, roofline, portal, and wood columns remain unchanged, as shown on the existing and proposed elevations submitted with this application. Because the replaced windows were not original, no historic window fabric was lost.

The replacement windows are Windsor Pinnacle Clad casement windows, consisting of aluminum-clad wood units with a dark bronze factory finish, pine interiors, and dual-pane Low-E glass. The guest bedroom window was reconfigured from its previous three-unit arrangement to two side-by-side casements to satisfy emergency egress requirements. The kitchen window was also replaced as part of the improvements to the primary façade.

These modifications preserve the simple, punched openings, dark window frames, and overall solid-to-void proportions characteristic of the Downtown and Eastside Historic District. The improvements do not materially alter the architectural character or streetscape appearance of the residence.

Changing the historic stucco color and texture (14-4.6(E)(4)(II)(b)): The proposed color, Dunn-Edwards "Swiss Coffee" (DEW341), is a light, warm neutral consistent with the earth and natural tones found throughout Santa Fe's historic districts. The proposed texture is a smooth stucco finish.

The adjacent property at 122 Camino Santiago received HPD administrative approval on May 31, 2024 (Case 2024-008365-ADMIN) for a full re-stucco with a color change. This demonstrates that similar exterior finish modifications have previously been approved within the same district and subdivision.

Staff Response: Staff finds that this criterion is not met. City of Santa Fe Land Development Code (CoSF LDC) states, "For all facades of significant and landmark structures and for the primary facades of contributing structures: 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,"** [emphasis added] per 14-4.6(E)(4)(I)(a). Additionally, all window and door replacements were completed without Board approval, in violation of CoSF LDC 14-4.6(C)(3) *Buildings with Significant or Contributing Historic Status - Review by Historic Districts*

Review Board Required: "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...based on the standards set forth in this section," [emphasis added]; and, "**The historic board shall judge any proposed alteration** or new structure for harmony with adjacent building, preservation of historical characteristic qualities, and conformity to the standards for architectural style set forth in this section," [emphasis added]. Additionally, the proposed stucco color and texture does not meet design standards outlined in CoSF LDC 14-4.6(E)(4)(III)(b) *General Design Standards for all Historic Districts - For all facades of contributing, significant, and landmark structures* "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**," [emphasis added]. The replacement door creates a different character through its contemporary character rather than maintaining the original character of the building which thereby would maintain the building's contributing status.

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

Altering openings on the primary façade: The two windows replaced on the primary (west) façade are located in the guest bedroom and kitchen. The guest bedroom window replacement was necessary to address emergency egress and life-safety requirements.

Our window supplier, Architectural Windows & Doors, advised that the previous three-unit window arrangement in the guest bedroom could not satisfy emergency egress requirements and recommended reconfiguring the opening to accommodate two casement windows instead of three. The replacement casements incorporate egress hardware and are designed to provide the emergency escape and rescue opening required under the 2018 International Residential Code (IRC Section R310.2).

Without this modification, the guest bedroom would lack a code-compliant means of emergency escape, presenting a potential life-safety risk to occupants and responding emergency personnel.

The kitchen window was replaced as part of the improvements to the primary façade, maintaining architectural consistency with the guest bedroom window and the overall appearance of the residence.

Our October 29, 2025 request to the Plaza Del Monte Owners Association specifically identified the need to replace windows to satisfy emergency egress requirements. The Association subsequently approved the request, subject to conditions, on November 11, 2025.

Changing the historic stucco color and texture: No certified manufacturer match exists for the existing stucco color. Consequently, localized patch-and-match repairs cannot reliably reproduce the existing finish, and repairs associated with the window and door improvements would result in visible, mismatched areas.

Applying a uniform stucco finish in a documented, specified color provides a consistent exterior appearance while allowing future maintenance and repairs to be performed accurately. This approach avoids a patchwork appearance that could detract from the historic character of the residence.

Staff Response: Staff finds that this criterion is not met. City of Santa Fe Land Development Code (CoSF LDC) states, "For all facades of significant and landmark structures and for the primary facades of contributing structures: 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,"** [emphasis added] per 14-4.6(E)(4)(I)(a). Additionally, all window and door replacements were completed without Board approval, in violation of CoSF LDC 14-4.6(C)(3) *Buildings with Significant or Contributing Historic Status - Review by Historic Districts Review Board Required*: "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...based on the standards set forth in this section," [emphasis added]; and, "**The historic board shall judge any proposed alteration** or new structure for harmony with adjacent building, preservation of historical characteristic qualities, and conformity to the standards for architectural style set forth in this section," [emphasis added].

In response to code-compliant means of emergency escape, the 2021 International Existing Building Code (IEBC) states in Section 507 *Prescriptive Compliance Method - Historic Buildings* 507.1, "The provisions of this code that require improvements relative to a building's existing condition, or, in the case of *repairs*, that require improvements relative to a building's predamage condition, shall not be mandatory for *historic buildings* unless specifically required by this section," and Section 1203.3 *Means of Egress*, "Existing door openings and corridor and stairway widths less than those specified elsewhere in this code may be *approved*, provided that, in the opinion of the *code official*, there is sufficient width and height for a person to pass through the opening or traverse the means of egress. Where *approved* by the *code official*, the front or main exit doors need not swing in the direction of the path of exit travel, provided the other *approved* means of egress having sufficient capacity to serve the total occupant load are provided."

The proposed stucco color and texture does not meet design standards outlined in CoSF LDC 14-4.6(E)(4)(III)(b) *General Design Standards for all Historic Districts - For all facades of contributing, significant, and landmark structures* "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**," [emphasis added]. While the applicant states "no certified manufacturer match exists for the existing stucco color," the CoSF Historic Preservation Division offers examples of complimentary approved stucco colors, textures, and materials similar to the existing composition.

In this case, the injury to the public would be the further erosion of the unique character of the Plaza del Monte development and the overall erosion of the Downtown & Eastside's historic character. The expectation in the historic districts is that the special and unique character will be retained.

(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:

Both exceptions: As native New Mexicans, we understand and value the importance of historic preservation and recognize the responsibility of maintaining the architectural character of Santa Fe's historic neighborhoods.

Granting these exceptions allows this modest, single-story residence to remain safe, code-compliant, and livable without altering its scale, massing, or relationship to the surrounding streetscape.

The modifications to the guest bedroom and kitchen windows on the primary façade, together with the proposed stucco improvements, represent reasonable updates to non-original building elements while preserving the residence's character-defining architectural features, including its flat roof, parapet, portal, wood columns, punched window openings, and stuccoed exterior walls.

Providing code-compliant emergency egress in the guest bedroom and a durable, maintainable exterior finish supports the continued residential use of the property. Allowing these limited improvements is consistent with the City's objective of preserving the historic district while accommodating the practical needs of its residents.

The proposed improvements are also consistent with the neighboring approval at 122 Camino Santiago and the conditional approval granted by the Plaza Del Monte Owners Association.

Staff Response: Staff finds that this criterion is not met. City of Santa Fe Land Development Code (CoSF LDC) states, "For all facades of significant and landmark structures and for the primary facades of contributing structures: "**No window opening shall be widened or narrowed,"** [emphasis added] per 14-4.6(E)(4)(I)(a). Additionally, all window and door replacements were completed without Board approval, in violation of CoSF LDC 14-4.6(C)(3) *Buildings with Significant or Contributing Historic Status - Review by Historic Districts Review Board Required*: "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...based on the standards set forth in this section," [emphasis added]; and, "**The historic board shall judge any proposed alteration** or new structure for harmony with adjacent building, preservation of historical characteristic qualities, and conformity to the standards for architectural style set forth in this section," [emphasis added].

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The proposed stucco color and texture does not meet design standards outlined in CoSF LDC 14-4.6(E)(4)(III)(b) *General Design Standards for all Historic Districts - For all facades of contributing, significant, and landmark structures* "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**," [emphasis added]. While the applicant states "no certified manufacturer match exists for the existing stucco color," the CoSF Historic Preservation Division offers examples of complimentary approved stucco colors, textures, and materials similar to the existing composition. Additionally, the proposed stucco color and texture does not contribute to strengthening the historic heterogenous character of the City, and would significantly impact the historic feeling, design, workmanship, and materials associated with the Plaza del Monte neighborhood.

The Plaza del Monte subdivision and this development, which is designed by Phillipe Register and represents a distinctive interpretation of Pueblo-Spanish Revival style, is a hetereogenous design character that should be maintained. The installation of windows not in like kind interrupts this design vocabulary, which erodes the overall unique character of the Plaza del Monte subdivision.

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.

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 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.

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

2. Building Additions

I. Design

a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District,* shall continue to meet those standards, in addition to the standards set forth in this section.

b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location

a. Building additions are not permitted on primary facades.

b. All building additions shall be set back a minimum of ten feet from the primary facade.

c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.

d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

III. Height

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

b. Building additions to contributing structures shall be no more than one additional story higher than the existing structure. To the extent architecturally practicable, two-story additions shall be set to the rear or the side rear of the structure. When an additional story is to be placed upon an existing contributing structure, that footprint may be no greater than fifty percent of the footprint of the existing structure, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

IV. Remodeling to Increase Height

a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.

b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

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

4. Windows, Doors, and Other Architectural Features

I. For all facades of significant and landmark structures and for the primary facades of contributing structures:

a. Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored

shall be duplicated in the size, style, and material of the original. Thermal double-pane glass may be used. No window opening shall be widened or narrowed.

b. Window depth and other characteristics of window and door fenestration shall be preserved.

c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.

d. No historic opening shall be closed.

II. For all facades of contributing, significant, and landmark structures:

a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.

b. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.

c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

The existing historic roof styles and materials shall be maintained or replaced in kind if necessary. The addition of dormers or other roof features should only be considered when they are an existing historic feature of the structure.

6. Surface Cleaning

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

7. Archaeological Resources

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

8. Signs

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

9. Murals

If an application impacts a mural funded through the art in public places program or is otherwise within the scope of the arts commission's enabling responsibilities, the HDRB may refer the application to the City Arts Commission. If a proposed mural does not meet the criteria in the historic ordinance, an exception is required.

10. Pedestrian-Oriented Areas

I. The HDRB shall recommend to the Governing Body appropriate streets or portions of streets within the historic district to be set aside for pedestrian-oriented areas.

II. The Governing Body may set aside the areas recommended, provided that three-fourths of the property owners adjoining the street or portion of street affected have given consent thereto.

Ill. Such pedestrian-oriented areas shall be closed to vehicular traffic, and any improvements made by the City in the public right-of-way within the area shall be for pedestrian purposes.

IV. No pedestrian-oriented area shall be set aside unless there is adequate space available conveniently related to the area for vehicle parking. The HDRB's recommendation to the Governing Body shall include a statement of the available parking spaces.

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.

l. 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 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 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, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns.

Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the
floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-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 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 adobeconstruction, prescribed as follows:

a. No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks, or other design elements;

b. The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

d. No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

e. The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complementary colors. Windows, doors and portals on publicly visible portions of the

building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

f. Flat roofs shall have not more than thirty (30) inches overhang.