City of Santa Fe, New Mexico

memo

DATE: November 10, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP, Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director
Jonathan Mellon, Historic Preservation Planning Manager

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

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2026-013108-HDRB. 135 Grant Avenue. Downtown & Eastside Historic District. Significant. Jenkins Gavin Inc., agent for 123-135 Grant LLC, owner, proposes to reconstruct the west portal, balcony, pergola, and trellis. An exception is requested to 14-4.6(E)(4)(II) to remove historic materials.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: Previous Cases

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: Engineer's Report

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval under Section 14-4.6(E)(4)(II) to remove historic materials. Otherwise, staff recommends approval of the other elements of the application 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 2026-013108-HDRB, for 135 Grant Avenue, for address, approve/deny the exception to 14-4.6(E)(4)(II) to remove historic materials, finding that the exception criteria have/have not been met.
b. In case 2026-013108-HDRB, for 135 Grant Avenue, approve/deny the elements of the project that do not require an exception.



Figure 1: Property Location with Subject Building Circled

BACKGROUND & SUMMARY:

Background:

The lots at 123 Grant and 135 Grant Avenue were consolidated in 2023 as part of the development plan approved for the new Georgia O'Keeffe Museum. The structure at 123 Grant Avenue was approved for demolition under case 2021-004123-HDRB, and a new 56,000 sq. ft. structure was approved under case 2023-007222-HDRB. The new structure is currently under construction.

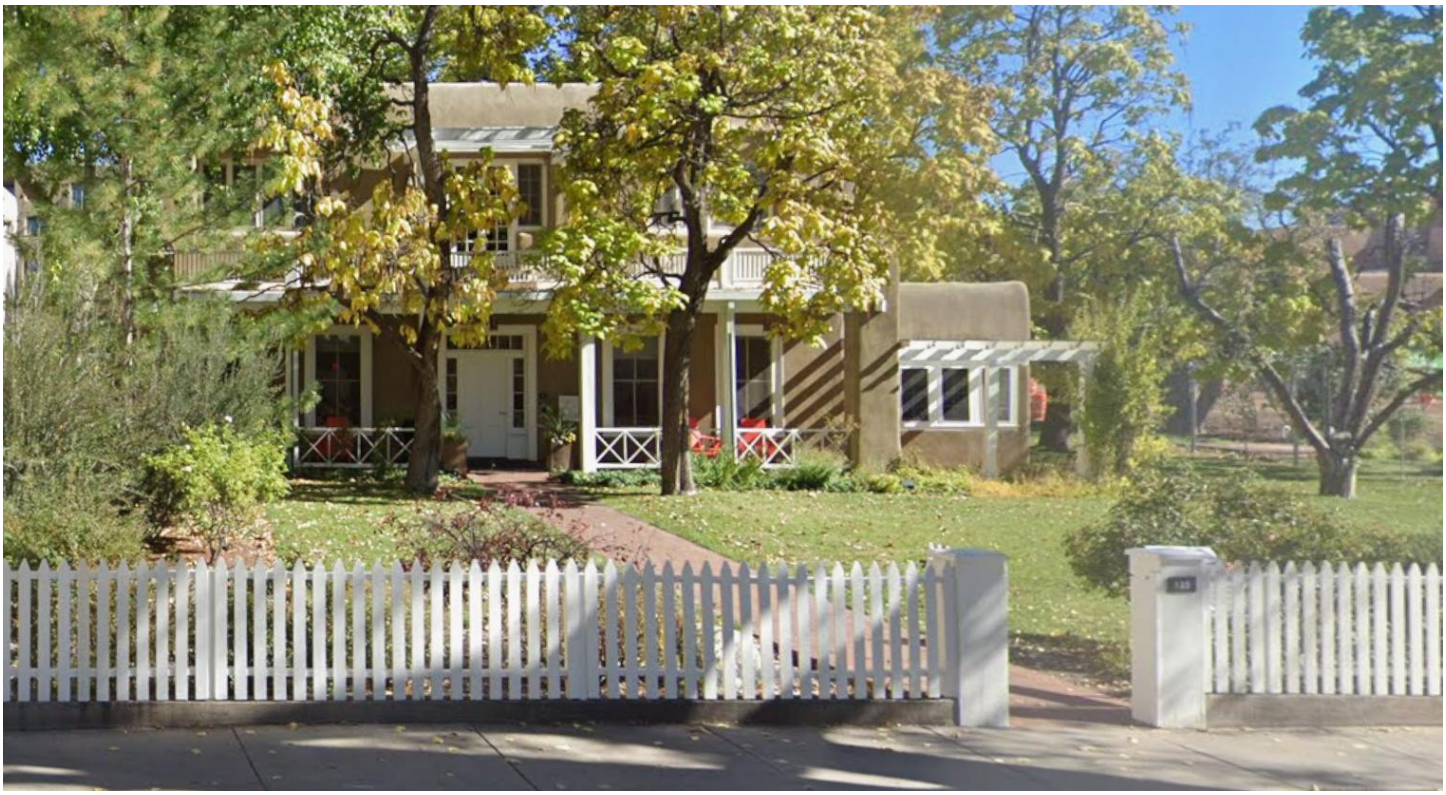


Figure 2: The Bergere House, subject structure

Site Description:

The Bergere House is listed as significant to the Downtown and Eastside Historic District, and on the National Register of Historic Places as the Alfred M. Bergere House (NRIS 75001166). Its significance is due to its association with General Ulysses S. Grant, A.M. Bergere, and Aldo Leopold (one of the early founders of the conservation movement in the United States). It also played a prominent role in U.S. military history in the Southwest as well as in the social and political life of New Mexico.

The structure was constructed by the U.S. Army in the early 1870s as part of the Fort Marcy Military Reservation in Santa Fe, which served as headquarters for the Military District of New Mexico. It is one of six adobe houses that were constructed for commissioned officers and their families. Only two of the residences survive today: the A.M. Bergere House at 135 Grant Avenue and the Fort Marcy Officer's Residence at 116 Lincoln Avenue.

At the time of construction, the A.M. Bergere House was a Territorial style that formed an "L" shape with a cross-gabled tin-pleated roof crowned with three fired brick chimneys. The walls were adobe-plastered, and the front corners on the west were rectangularly etched to simulate a stone corner trim. A full porch supported by eight squared beams and a wood floor with decorative railing was situated on the west of the building, and a similar porch without railing ran along the east. The original building contained eighteen double-hung windows with

dark green shutters. The front door was framed with panels containing fourteen glass panes. The original four exterior doors were solid wood.

In 1926, the style of the residence was modified to Pueblo Revival by Alfred Bergere. The second story was squared off and given a flat roof. The west elevation first-floor windows were changed from twelve panes to four. A sunroom was added to the south, and several rooms were added on the east where the original rear porch was located. The storage sheds were modified in Spanish-Pueblo style, and a single-car garage was added to the east. The east elevation also received an addition in 1999. The west elevation front porch was replaced as part of the remodel in 1926. The front porch has been maintained throughout the years, with some replacement elements and filling in of rotting wood areas in 2011 and in 2017.

The west elevation holds a projecting wood porch with large square posts and beams, plank ceiling and floors, and large stucco corner piers. The second floor has spindle balustrades, while the first floor holds square balustrades with cross beams. A wood pergola sits on the balcony over the porch. The pergola has square beams to match those of the porch and a heavy beam roof. To the south of the porch is a wood trellis which mimics the construction of the pergola. The date of construction of the trellis is not known.

The structure currently hosts the Georgia O'Keeffe Museum Administrative Offices.



Figure 3: The west elevation showing the porch, pergola, and trellis structures.

PREVIOUS CASE SUMMARIES:

PLANNING COMMISSION:

2023-007693-ADMIN	Georgia O'Keeffe Museum Development Plan amendment for 123 and 135 Grant Avenue.
2023-007368-ADMIN	Lot consolidation of lots 6, 7, and a portion of lot 5, Block 2, located at 123 Grant Avenue.
2023-007367-ADMIN	Lot consolidation of lots 10 and 11, Block 2, located at 123 and 135 Grant Avenue.
2021-003978-PLBD	Variance to Table 14-8.6-1 "Parking and Loading Requirements" to allow 93 parking spaces where 217 parking spaces are required.
2021-003977-PLBD	Variance to Subsection 14-8.6(C)(2)(b) to allow off-site parking greater than 600 feet from the closest property line.

2021-003976-PLBD	Development plan approval to construct a 54,100-square-foot structure for use as a museum. The properties are located at 123 Grant Avenue (approximately 1.2174 acres) and 135 Grant Avenue (approximately 0.7670 acres).

ARC:
Archaeological clearance was issued in 1999 under case AR-16-1999.

HDRB:

2023-007411-HDRB	Requests approval for two exceptions for the demolition and new construction of the existing white wood picket fence and the demolition of the existing masonry stuccoed wall. An exception to Section 14-5.2(D)(1)(a) is requested.
2023-007222-HDRB	Requests approval for a 56,000 sq. ft. museum building. An exception to 14-5.2(E) Downtown and Eastside Design Standards and 14-5.2(D)(1)(a)&(b): proposed alteration or new construction will cause an adjacent structure to lose significant status, and section 14-5.2 (D)(9)(e) & (f) scale and floor stepbacks.
2023-007221-HDRB	Requests Historic status review of a stuccoed masonry site wall and white picket fence located at 135 Grant Avenue.
2023-006552-HDRB	Proposed to replace non-historic doors with aluminum storefront doors on a significant structure, the Bergere House. The applicant requested a style exception to 14-5.2(D)(5)(a)(i), Windows, Doors, and Architectural Features.
H-01-116	Proposes to remove the 1920s concrete pathway. It is noted that this case was denied and an appeal was filed. The appeal overturned the denial by the HDRB.
H-00-149	Proposes the construction of a new picket fence set between stuccoed masonry pilasters along the west property boundary at Grant Street to the maximum allowable height of 3'-9".
H-99-140	Proposes revisions to previously approved addition on the east elevation. There is notation that the case was appealed, but there is no record of the outcome of the appeal.
H-99-007	Proposes restoration and addition of an archival center to the rear of the structure.

ADMINISTRATIVE:

2026-012541-ADMIN	Installation of RC Trane rooftop chillers to replace the existing chiller system on the existing 3,000-square-foot addition's rooftop on the eastern portion of the building. Chillers will be screened and painted to match the stucco color of the adjacent parapet.
2019-001403-ADMIN	Re-roof shed structure as submitted with the conditions that there shall be no publicly visible rooftop appurtenances and that no roofing material shall be on the top of the parapets and shall be flashed on the interior of parapets. Replace canales with the condition that they shall be in-kind and painted to match the stucco.
2019-001185-ADMIN	Maintenance and repair, as follows: 1) Re-roof an approximately 315 square foot accessory structure by removing existing foam roofing, apply a new foam roof in kind, replace a failing canale in kind, with the conditions that no changes shall be made to parapet heights and that no roofing material shall be visible above the parapet; 2) Apply a new coat of El Rey stucco in "Cottonwood" to match existing.
2018, March 15:	Repair picket fence to a maximum height of 36" for 16' along the west property line and paint white as submitted, with the condition that the repaired section shall be in-kind.

2017, December 5:	Repair front (west) porch and replace rotten wood in-kind as submitted, with the condition that as much historic material as possible is retained.
2014, November 24:	Change cement stucco color to "Sahara".
2014, October 21:	Restucco with El Rey Cementitious "Buckskin".
2014, July 9:	Regrade walk from gate to portal to remove steps and replace existing brick with brick edging on exposed concrete slab.
2012, January 5:	Install white-painted gutters and downspouts as submitted.
2011, December 7:	Repair west portal roof in-kind.
2011, November 23:	Repair woodwork on the west porch and the trellis with replacement of wood as needed, installation of white-painted galvanized metal, and paint existing copper in white.
2010, June 16:	Install sculpture base in yard; must be of earth-toned concrete
2002, June 20:	Reinstallation of concrete surface in front of building with brick pavers as per city council decision June 12, 2002.
2001, September 19:	Replace existing concrete pathway with brick paving.
2000, October 25:	Construct a picket fence between masonry pilasters

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Demolish the existing 1926 porch on the west elevation of the structure.
2) Reconstruct the porch by replicating the existing design elements.

Previous work on the porch in 2011 and 2017 repaired the wood where possible and retained as much of the historic material as possible by not replacing the porch.

The applicant has provided a conditions assessment by Eric Trujillo, P.E., a structural engineer with Luchini Trujillo, which outlines in detail the condition of the porch, balcony, and pergolas.

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 portal and balcony will be replaced in-kind, thereby preserving the architectural character of the building. Therefore, there will be no impact on the character of the district.

Staff Response: Staff finds that this criterion is met. A replicated porch would appear the same on the streetscape and on the property would be in keeping with the character of the district.

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

Applicant Response: The current conditions of the porch/balcony present a safety hazard, which is a hardship for the applicant and could potentially create an injury to the public. The proposed reconstruction benefits the public welfare by ensuring a safe environment.

Staff Response: Staff finds that this criterion is met. According to the structural engineer's letter:

"Moisture intrusion has resulted in significant deterioration and section loss in multiple structural components of the portal, including joists, beams, columns, guardrails, and connections. The deteriorated framing can no longer safely support imposed loads and is at risk of collapse. The portal should not be used or occupied until repairs are completed. Several additional structural members are concealed by finishes and could not be fully evaluated during our site visits."

(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: Design options considered include repair, restoration, and partial replacement. However, based on the findings of the structural report, the degree of deterioration warrants full reconstruction. This project will have no impact on the ability of residents to reside in the Historic districts.

Staff Response: Staff finds that this criterion is met. The replication of the portal/balcony/pergola is the least impactful option.

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 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 window opening shall be widened or narrowed.

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

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

d. No historic opening shall be closed.

II. For all facades of contributing, significant, and landmark structures:
   a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
   b. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities.
   c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

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

6. Surface Cleaning

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

7. Archaeological Resources

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

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

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.