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 *MRM*
Jonathan Mellon, Historic Preservation Planning Manager

FROM: Lani McCulley, Senior Planner, Historic Preservation Division

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2026-013402-HDRB. 224 E Palace Ave, Downtown and Eastside Historic District. Significant. Dimitrov Design Studio LLC, Tiho Dimitrov, agent for Drury Southwest Santa Fe Inc., owner, proposes to remove the ADA ramp, basement access exterior steps, walls, and metal railings, and replace pipe guardrails. Exceptions are requested to 14-4.6(E)(4)(II) for alterations to primary facades.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ **District Standards & yard wall & fence standards.**

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the alterations to the primary facades. 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 2026-013402-HDRB, for 224 East Palace Avenue, approve/deny the exception to 14-4.6(E)(4)(II) to alter primary facades, finding that the exception criteria have/have not been met
b. In case 2026-013402-HDRB, for 224 East Palace Avenue, approve/deny the elements of the project that do not require an exception.

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

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

BACKGROUND & SUMMARY:

Site Description

The 4.9-acre property located on the southwest corner of Palace Avenue and Paseo de Peralta currently houses the Drury Hotel, which was previously the St. Vincent Hospital. Other structures on the property include the boiler building, which currently houses conference rooms; the 2008-approved parking garage; and the 2008-approved retail and restaurant spaces (see Figure 1). The property includes outdoor courtyards, seating areas, concrete and red-brick pathways, an open-air hotel parking area, and open access to Cathedral Park to the west. The property is subject to a 2004 phased Development Plan. This application focuses on Marian Hall and the Drury Hotel structures only and is considered phase three of the development plan. Phase 1 is complete, and Phase 2 is incomplete.

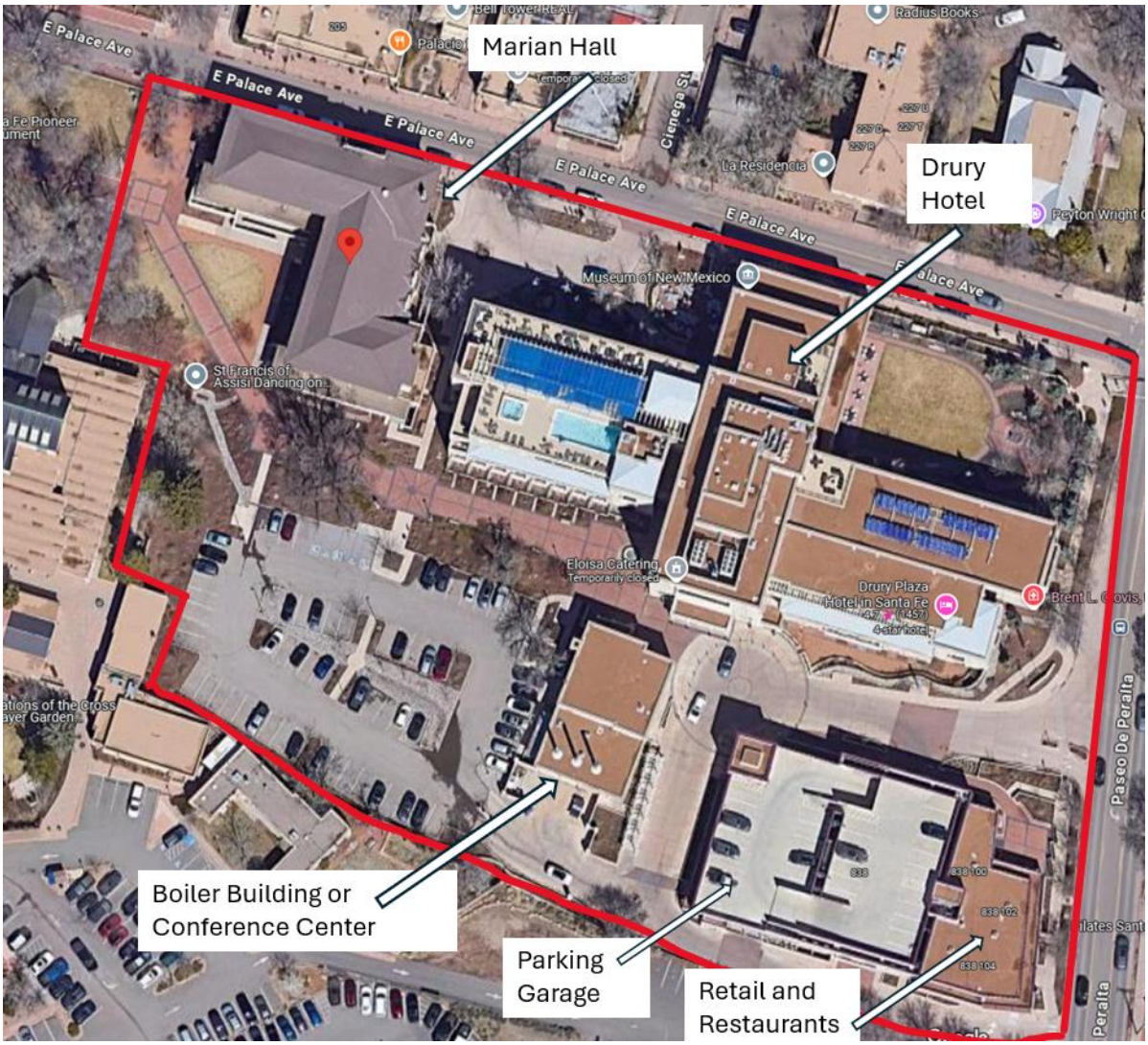


Figure 1: Drury Hotel Campus 2025.

Background:
The property came before the Historic Districts Review Board on May 13, 2025, under case 2025-010093-HDRB. The request included:

1) Reconstructing a 275 sq. ft. portion of the walkway that was demolished in 2011 which connected the east elevation of Marian Hall to the west facade of the Drury Hotel building. The proposed walkway mimics the original design from John Gaw Meem and will connect in the same location on each of the two structures as the original walkway. This results in the removal of the second-floor balcony on the west primary façade of the Drury Hotel
2) Constructing a 92 sq. ft. addition on the second and third floors of the east elevation to create a stairwell for egress.
3) Infilling two windows on the east elevation of Marian Hall. An exception was requested to 14-5.2(D)(5)(a)(iii) for removal of openings on a primary façade.
4) Replacing a window with a door on the east elevation of Marian Hall. An exception was requested to 14-5.2(D)(5)(a)(i) to alter the dimensions of a window to create a door on a primary façade.
5) Replacing a window with a door on the west elevation of Marian Hall. This entry door reestablished a previous opening.

6) Replacing windows and doors in Marian Hall. The windows and doors requested are non-historic 1984 replacements.
7) Repairing joints in the brick façade.
8) Repairing and replacing wood elements in kind for existing beams and columns of veranda porch and roof eave outriggers.
9) Replacing exterior concrete stairs.
10) Installing exterior lighting.
11) Removing metal guardrails at exterior stairs to basement on the south façade of Marian Hall.
12) Removing conduits, flood lights, rooftop equipment on Marian Hall. There was no intent to reestablish any of these items.
13) Painting brick facades, wood, concrete, metal trim, and wood window frames.
14) Stuccoing.

The decision of the Board was to approve the application as submitted, finding that all exception criteria had been met.

Marian Hall Summary:
The original St. Vincent Sanitarium was constructed in 1882 and was founded by Archbishop John B. Lamy in the location that is now Marian Hall. The 1882 Sanitarium was destroyed by fire in 1896.

In 1907, Santa Fe began a capital campaign for a new hospital complex. The sanitarium was reconstructed at this time in a Craftsman style by Isaac Hamilton Rapp for the Sisters of Charity. The rebuilt St. Vincent Sanitorium (Marian Hall) reopened in 1910, and according to the *New Mexican,* it was "*One of the most modern and complete sanitariums in the country.*" The new sanatorium featured surgical facilities, electric lighting, a steam heating system, running hot and cold water, and sleeping porches. Additionally, it had a reception area and lobby, dining room, library, billiard room, and the Sacred Heart Chapel.

In 1954, the sanatorium building was remodeled for use as a convent and was then named Marian Hall in honor of the Marian Year proclaimed by Pope Pius XII in devotion to the Blessed Virgin Mary. The alterations to Marian Hall at this time included the removal of the original sleeping porches on the second and third floors.

In 1954, just a few years after the St. Vincent's Hospital (now the Drury Hotel) was built, two corridor walkways were constructed to connect the new hospital to Marian Hall (see Figure 2). These corridors were designed by John Gaw Meem and were constructed with the same materials and style as the Hospital. The design included large undivided windowpanes, which would not have met the current standards of the Historic District overlay, but were emblematic of the mid-century modern style John Gaw Meem was known for. The corridors obscured the important east elevation of Marian Hall, which was established as significant in 2008.



Figure 2: Aerial Photo 1969 showing previous connections between the Marian Hall (left, red roof) and the St Vincent Hospital (right).

In 1984, when the State of New Mexico took over the property, they moved offices into Marian Hall, removed all the historic windows, and installed replicated windows. During the State's tenure, the buildings were used as State offices, an assisted living facility, and an outpatient treatment center.

In 2008, under case H-08-095, the Historic Districts Review Board designated Marian Hall significant to the Downtown and Eastside Historic District, with all elevations considered as primary because the building retains most of its original integrity. As part of the remodel, the Board approved the following alterations and improvements at Marian Hall: removal of non-historic materials, including the stucco finish, cladding on bay windows, the south elevation ADA ramp and handrails, the non-contributing addition to the southeast corner, and replacement of the shingle roof with a clay tile roof. The corridors built by John Gaw Meem, which connected the hospital to Marian Hall, were designated as non-contributing in the 2008 case and were approved for demolition. The corridors were subsequently demolished in 2011. The Board also approved the reconstruction of the multi-story verandas and the west elevation solarium along the south and west elevations, utilizing historic documentation as a guide. The Board allowed the construction of a canopy in front of the east elevation entry door, designed not to attach to the east elevation, but to affect weather protection by overlapping with a restored overhang.

There were conditions to this approval, including that all of the historic elements on the Marian Hall building such as windows (including the divided light pattern and proportion of the windows) were to be duplicated; the verandas, balustrades, and solarium were to be restored to their original historic appearance; any material that was being replaced, such as roofing material, was to be replaced in kind; and the nonhistorical elements proposed for removal included the southeast stairway. Further, the conditions for Marian Hall included lighting, which was required to be shielded to meet the City's lighting ordinance; there were to be no visible rooftop appurtenances; and the existing rooftop appurtenances (such as air conditioning units) were not to be replaced if removed in the future. The signage on the Marian Hall building was to be brought back to the Board for review and approval. The new canopy to be constructed on the east elevation of Marian Hall was to be clear glass.

None of the approved work on Marian Hall under case H-08-095 has been completed except for the 2011 demolition of the hallways that connected the hospital to Marian Hall and the in-kind roof.

Since its inception, Marian Hall has served the community as a sanitarium, convent, provisions distribution station for the needy, an overflow hotel, dormitory, assisted living facility, seminary, and government office building. The building has been vacant since the government offices vacated the property in the early 1990s. The Drury Hotel bought the property in 2001 and included it in their development plan that was approved in 2011 as the final phase of development. They are now coming forward to request improvements to Marian Hall as phase III of their approved Development Plan to adaptively reuse the building as an extension of the Drury Hotel.

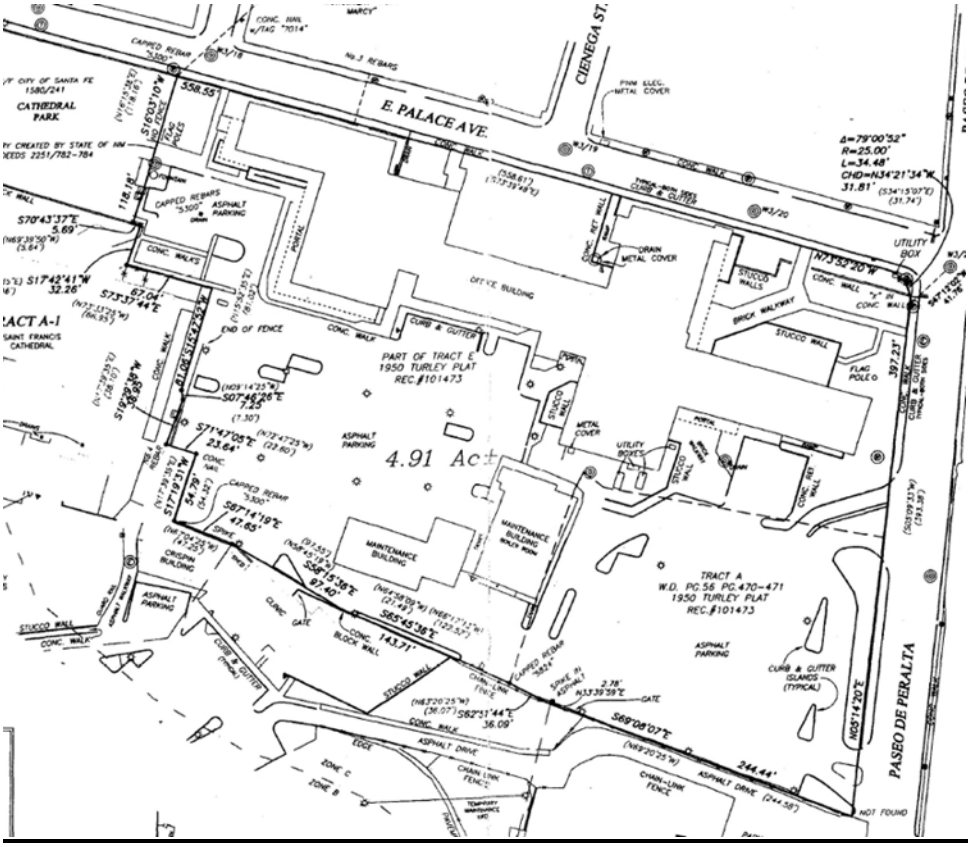


Figure 3: 2007 Plat showing buildings of the original St. Vincent Hospital campus

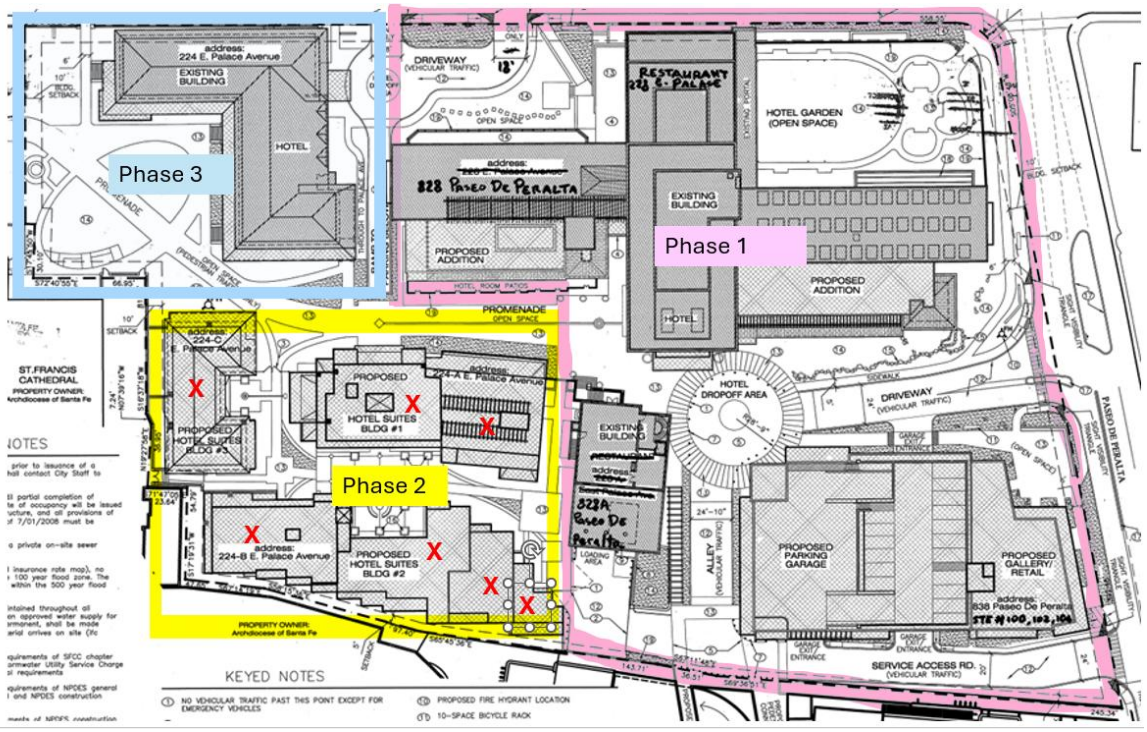


Figure 4: 2011 Development Plan showing buildings post approval in case H-08-095. The approved hotel suites in the southwestern portion of the property were not constructed and that area remains as parking for the hotel.

PREVIOUS CASE SUMMARIES:

The property for the Drury Hall and Marian Hall has had multiple approvals issued through the Historic District Review Board and Administratively as part of the redevelopment of the property for the Drury Hotel. The 2004 case was an informational session regarding the development plan. The 2008 case was discussed over a series of hearings and was the design for the first two phases of the development plan. Some structures that were approved have been completed though they are not necessarily used as planned in 2008, other structures and portions of remodels were not constructed or completed. This is intended as a short synopsis of each case and hearing.

HDRB:

H-03-048 Approved the extension of the brick walkway to the east from Cathedral Park. The existing concrete sidewalk on the west side of Marian Hall, was removed and replaced with a brick walkway to the Palace Avenue gate. The fence north from the Cathedral Park fence line was extended to match the heights and details and terminate in line with the parking lot. A fountain was installed in the brick walkway to reflect a historic fountain located on that site previously.

H-04-082 This case was an informational session and assignment of a subcommittee regarding the development plan for the property. While the review and approval was managed through the Current Planning Division, the HDRB reviewed the proposed architecture and changes to the site. The development plan is in this packet under "224 and 228 East Palace Avenue Development Plan" for reference.

H-08-095 This case had several study sessions and hearings which spanned from 2008 through 2012. During the earlier hearings, on August 26, 2008, the status of the hospital, boiler building, and Marian Hall were established. Marian Hall was designated as significant with all elevations to be considered primary. The Hospital building was designated contributing had primary facades designated. However, the primary elevations for the Drury Hotel were redacted and reconsidered on May 26, 2009. The connections between the hospital and Marian Hall were

designated non-contributing. The boiler building was designated as contributing with the concrete block portion as non-contributing.

There was further discussion regarding the primary facades of the hospital and on May 26, 2009 the designation of the primary facades was established as the facades; 1-NWN (this is the northwestern north façade or the north of the west wing), 3-N, 4-NEE, 5-NEN, 6-E, 9-S, and 12-W finding that all of these facades meet the definition in the ordinance as cited in 14-12.1 and that they all have character defining features and the elevations all embody all of the character defining architectural details that call for a primary facade.

On May 26, 2009, there was a discussion regarding the heights of the new buildings and approval for a height of 36’ for the detached garage and 27’ for the retail building was granted.

On June 30, 2009, the retail space, gallery, and garage heights were approved. The final decision was for the heights to be at the garage area, from 22'- 8" not to exceed 29’-6”, and at the retail area from 16'- 9" to 20'- 9". This hearing also addressed openings and glazing on the hospital building (Drury Hotel). The addition on elevation number nine (south), specifically the portal and canopy, the 30" glazing on elevation nine (south), the glazing openings on elevation nine (south) except for the narrow window, the 30" rule exception on elevation ten (west), and the boiler building openings were approved, and the elongated windows on the west were postponed for a redesign as discussed. This hearing also discussed and approved the arches on the new building number two, and regarding the new building three, a pitched roof was approved.

On July 22, 2009, the Board approved improvements for both Marian Hall and the hospital (Drury Hotel). At Marian Hall these improvements included the removal of non-historic material, including the stucco finish, cladding on bay windows, the south elevation ADA ramp and handrails, the non-contributing addition to the southeast corner and replace the shingle roof with a clay tile roof. The Board also approved reconstructing the multistory verandas and the west elevation solarium along the south and west elevations by using historic documentation as a guide and constructing a canopy in front of the east elevation entry door, which was designed not to attach to the east elevation, but to affect weather protection by overlapping with a restored overhang. The connecting hallways from Marian Hall to the hospital were approved to be demolished. The findings of fact and conclusions of law reads, “*As to Marian Hall, all historic elements on this building such as windows (including the divided light pattern and proportion of the windows) will be duplicated; the verandas, balustrades and solarium will be restored to their original historic appearance; any material that is being replaced, such as roofing material, will be replaced in kind; the non-historic elements proposed for removal by the applicant will be removed; the southeast stairway will be removed; the signage on the building will be brought back to the Board for review and approval; the lighting will be downlighting and meet the City’s lighting ordinance; there will be no visible rooftop appurtenances; and existing rooftop appurtenances (such as air conditioning units) will not be replaced if removed in the future.*” The verandas and solarium were not reconstructed.

On September 1, 2009, the Board clarified the actions taken for the garage and gallery building and the Board approved the remodel of the gallery building. This structure is currently used for retail and restaurant space.

At the hearing on October 6, 2009, the Board approved the installation of yard walls, fences, exterior lighting, and signs for the Drury Hotel and signs for Marian Hall.

Finally, at the June 12, 2012, hearing, the Board approved the stairwell overrun on the hospital roof and the replacement of historic windows at the St. Vincent's Hospital building (Drury Hotel).

Administrative approval 2.24.2012 approved the demolition of the non-contributing gangway between the Hospital Building and the Boiler Building, as well as the demolition of half of the portal on the southeast corner and the stairwell on the northeast corner of the hospital building, and the demolition of the CMU shed and the maintenance buildings on the west of the boiler plant.

Administrative approval 4.4.2013 approved eight changes to the HDRB approval for the Drury Hotel under case H-08-095B.

1. The west-facing, fifth-floor door allowed replacement of the 6-lite door and transom with a window matching adjacent windows.
2. The north-facing, fifth-floor equipment access louver/panel was allowed to be replaced with a window in the same location and with the same opening dimensions.
3. The east-facing window and door were approved for the existing east-facing, center window to remain a window. Instead, replace the east-facing, left-of-center window with a door.
4. The east-facing door (2) was approved to be a 6-lite, single door with transom.
5. The second floor, east-facing portal at the northernmost, east-facing portal window was approved to be replaced with a 3-lite door and transom.
6. The parapet extension and elevator override were approved to allow for the override requirement of the specified elevator
7. Entrance canopy sconces were approved.

Administrative approval 10.20.2013 approved Marian Hall for a reroof replacing asphalt shingles in-kind using Owens Corning True Definition shingles in color "teak".

Administrative approval 1.2.2015 approved a minor amendment to HDRB approval for the wedding garden walls and fence detail, west wing south patio fence, boiler building stairway, lights on posts and sconces.

Administrative approval 2.5.2015 approved installation of bronze colored metal handrails on the old boiler building.

Archaeological clearance was issued under case AR-15-09 for a Reconnaissance Report and Treatment Plan for 2.9 acres on the southwest corner of Paseo de Peralta and Palace Avenue and case AR-09-2011 for an Amended Treatment Plan for 228 E. Palace Avenue.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1. Remove the basement access exterior steps, walls, and metal railings
2. Replace pipe guardrails on the east side of the property with wrought iron guardrails to match the existing fence on the north elevation.
3. Install privacy railings at the west and south portions of the veranda access points.

Exceptions are requested to 14-4.6(E)(4)(II) for alterations to primary facades.

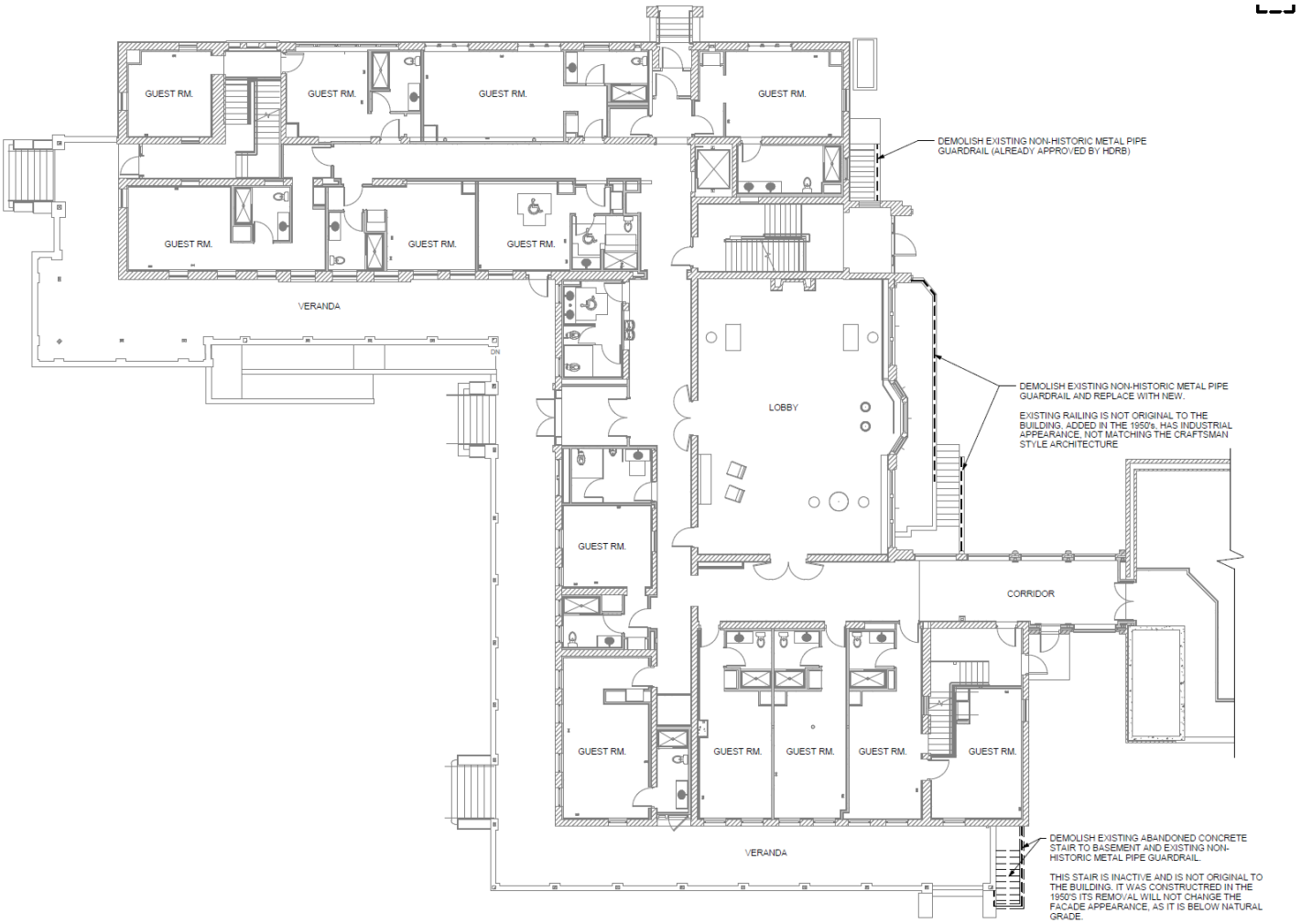


Figure 5: Existing and Demolition Floor Plan



Figure 6: Exterior Stairs to be Removed and the Typical Pipe Guardrails on the property



Figure 7: Existing Fence

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-4.6(E)(4)(II): The applicant requests an exception to

"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."

For the demolition of the concrete stairs and the addition of metal privacy railing and guardrails on primary facades.

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

Applicant Response:

1) Demolition of existing concrete stairs from grade to basement level at southeast corner

The demolition of the existing non-original stairs that lead from the basement to existing grade will not damage the character of the district because they are below grade and therefore not visible to the public; they were built in the 50s and are not original to the building; they are made of poured-in-place concrete and have no character-defining features and were built solely for functional purposes of the basement; the character of the district is defined by visible building features, building styles, and massing, not by building features not visible from the public right-of-way.

2) Addition of metal privacy railing & guardrails at west and south portals, and at east façade, along existing lightwell and stair (primary facades).

This exception to allow addition of new railings to a primary façade will not damage the character of the district because the proposed changes to the façade will not alter the overall character of the building, its style and detailing, or its impact on the district. The original building design and facades featured wood railings along the portals. These railings were removed sometime in the 1940s-50s. The existing condition of the east façade features a non-historic metal pipe railing at the stair and light well. None of the proposed elements are out of style or character for this district, and their addition would fit in and be of better aesthetic quality than the existing pipe railing. The proposed design of these railings & guardrails is similar to the existing wrought iron fence along the north façade of the building but does not imitate it. Therefore, it will blend within the existing context, without creating a false sense of history. Also, the railings at the south and west porches can be installed in a manner that allows for their removal at a later time, without damaging the structure or historic materials of the building.

Staff Response:

1) Demolition of existing concrete stair from grade to basement level at southeast corner.

Staff finds that this criterion is met. While the basement stairs are historic, they are not original to the structure; the removal of the stairs will not damage the character of the district because they are not functional and not visible from the public right-of-way.

2) Addition of metal privacy railing and guardrail at the east elevation along the light well and existing stair (primary façade).

Staff finds that this criterion is met. The pipe railing currently existing in this location is not in keeping with the character of the building. By replacing these pipe railings with wrought iron railing that matches the existing fence, the character of the district will be enhanced.

3) Addition of metal privacy railing and guardrails at west and south portals

Staff finds that this criterion is met. The railings at the south and west porches will be installed in a manner that allows for their later removal that will not damaging the structure or historic materials of the building. The railings are not publicly visible because they are located behind the existing wall and are low enough to not be visible.

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

Applicant Response:

1) Demolition of existing concrete stair from grade to basement level at southeast corner.

Demolition of existing concrete stair from grade to basement level stair at southeast corner – This stair has been abandoned as the building function has changed over the years. Leaving it as-is creates a hardship to the applicant and a possible injury to the public welfare for these reasons – the stair leads to a dead-end space below grade, and is often used by transient/unhoused people squatting, using the space as shelter; the stair tends to become frozen and icy in cold months, posing a danger of injury for anyone who may decide to walk on it; the steps do not meet current building code requirements; The stair has been abandoned and without maintenance; it will fall into further disrepair.

2) Addition of metal privacy railing and guardrails at west and south portals and at east elevation, along light well and existing stair (primary façade).

An exception to the Design Standards would prevent the following hardship to the applicant and injury to public welfare: The existing pipe railing/guardrail at the east elevation light well and stair does not meet the minimum 4" spacing building code requirement, posing a risk to public welfare; the existing stairs that lead to the porches at the south and west facades offer unobstructed access to the porches, which compromises the privacy and security of hotel guests, therefore posing a hardship for the applicant. There is no alternative way to limit access to the porch area and offer hotel guests privacy and security or to close off this private area from being used/accessed by the public, without granting this exception.

Staff Response:

1) Demolition of existing concrete stair from grade to basement level at southeast corner.

Staff finds that this criterion is met. The stairs are not functional, not up to existing code, and are dangerous if, for any reason, someone were to use them.

2) Addition of metal privacy railing and guardrail at the east elevation along the light well and

existing stair (primary façade).

Staff finds that this criterion is met. The existing guardrail in this location is not up to code and is not in keeping with the building. Its replacement will prevent injury to the public.

3) Addition of metal privacy railing and guardrails at west and south portals

Staff finds that this criterion is met. This is the least impactful means of preventing public access to the hotel rooms for security and privacy of hotel guests.

(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:

1) Demolition of existing concrete stair from grade to basement level at southeast corner.

Removing the abandoned and unsafe concrete stair, which serves no purpose and is not original to the building, will improve the overall experience of this building, its appearance, and have a positive impact on the surroundings. By removing the dead-end landing, which is below grade, we alleviate the problem of its use by unhoused people, either for shelter or in lieu of a toilet. We believe that cleaning up this building's surroundings, including the removal of this non-original stair, will improve the residents' experience of the Historic Districts and strengthen the character of the City.

2) Addition of metal privacy railing & guardrails at west and south portals, and at east façade, along the existing lightwell and stair (primary facades).

Similar to above, replacing the unsightly 2" metal-pipe railing with a more aesthetically pleasing railing and guardrail along the east façade will improve the residents' experience of the City and the streetscape. It will allow us to remove an industrial-looking element, which is out of place in this location, and replace it with a more congruent and pleasing one, helping to strengthen this building's historic integrity and significance. As for the proposed new privacy railing & guardrails at the south and west facades, we believe their addition to the respective facades will strengthen the City's unique character by allowing this building to adapt to a new use and have a successful use as a hotel, facing the most visited park in the city – Cathedral Park, without compromising the Owner's objectives and the hotel guests' experience. Allowing this exception does not affect in any way the residents' ability to reside in the Historic Districts. It simply allows for some privacy and access control features to be installed at this private building, without a negative impact on residents. These railings & guardrails can be installed without removing any historic material and can be removed at a later time without affecting the existing historic facades.

Staff Response:

1) Demolition of existing concrete stair from grade to basement level at southeast corner.

Staff finds that this criterion is met. The structure does have functional access to the basement on the east side of the building, which is in the process of being remodeled as a safe passage. This southern access is closed off and not functional; removing the stairwell will strengthen the unique heterogeneous character of the City.

2) Addition of metal privacy railing and guardrail at the east elevation along the light well and existing stair (primary façade).

Staff finds that this criterion is met. The pipe railing currently existing in this location is not in keeping with the character of the building. By replacing these pipe railings with wrought iron railing that matches the existing fence, the character of the district will be enhanced.

3) Addition of metal privacy railing and guardrails at west and south portals

Staff finds that this criterion is met. Staff and the applicant discussed other options for the railings. This is the least impactful.

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

l. 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

l. 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.

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 14-2.1(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 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; 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-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 adobe construction, prescribed as follows:

a. No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks, or other design elements;
b. The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
d. No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra

cotta, or other material, subject to approval as hereinafter provided for building permits;

e. The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complementary colors. Windows, doors, and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles, except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic, and

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