

City of Santa Fe, New Mexico

memo

DATE: January 14, 2025
TO: Historic Districts Review Board
FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2024-009323-HDRB, 312 Pino Rd., Downtown and Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Bonny and Byron Goldstein, owners, proposes to replace windows and doors, install door grille, relocate the cellar entrance and requests exceptions to 14-5.2(D)(5)(a)(i) for primary facades of contributing structures, historic windows shall be repaired or restored wherever possible, 14-5.2(D)(1)(a) the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited, and 14-5.2(D)(5)(b) new material on a primary façade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: Previous HDRB Case Documents

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: Exception Criteria, Window Assessment

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. Should the Board deny one or all of the exception requests the applicant shall revise their application and return to the Board for review and approval as needed.

Four motions will be required in this case. Sample motions include:

- a. Approve or deny the exception to 14-5.2(D)(5)(a)(i) which requires that historic windows shall be repaired or restored on primary facades of contributing structures;
- b. Approve or deny the exception to 14-5.2(D)(1)(a) the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited;
- c. Approve or deny the exception to 14-5.2(D)(5)(b) new material on a primary facade; and
- d. Approve or deny Case #2024-009323, 312 Pino Road approval of exterior alterations to a contributing structure.

BACKGROUND & SUMMARY:

The single-family residence at 312 Pino Road is designated as contributing to the Downtown and Eastside Historic District. The main residential structure was constructed in the late 1920s on a 0.07-acre lot with approximately 1,230 sq. ft. of roofed area. The structure was built in the quintessential Santa Fe Vernacular design style as seen by the adobe block construction materials, shed roof, and recessed doors and windows. There have been several additions and alterations to the property and structure throughout the years. In 1957/'58, a portal was added to the front of the house (west/southwest elevation) and a closet was built onto the southeast corner. The Arroyo Pino acequia which resides on the south end of the property was covered sometime in the 1950s. The stone wall, originally 4 feet in height, increased to over 5 feet in the late 1960's. The original wall is considered historic since it was constructed prior to 1966. A utility/bathroom was built onto the south side of the house in 1981 (Murphey 2024).

Previous Historic Districts Review Board (HDRB) cases include:

On December 8, 2015, in Case No. H-15-109A, the HDRB maintained the contributing historic status of the residential structure, designated facades 1-4 as primary including the north façade and west façades with the portals and designated the stone yard wall as a contributing structure.

On December 8, 2015, in Case No. H-15-109B, the HDRB partially approved the application as follows: Removal of the southwest kitchen corner window, removal of two aluminum slider windows in the laundry room, replace windows on non-primary elevations with clad wood divided-lite windows, re-stucco with El Rey cementitious color "Palomino", increase the south yard walls to 5'-6", and uncover and repair the acequia, with the exception met reconfigure 18' east of stone wall using existing material and deleting the lowered height of the wall along Pino Road.

According to the board action letter from case H-15-109B the HDRB postponed replacing historic windows and doors on primary elevations, replacing the portal, and lowering the portal slab until a historic assessment of these materials had been completed and exceptions are requested. Later in 2016, the portal was approved for removal since it was beyond repair. However, the historic windows were deemed repairable and were required to be repaired rather than replaced.

In Case 2024-009323-HDRB the Applicant requests approval for exterior alterations and three (3) exceptions including:

- 1) Replace non-historic windows and doors (windows G, H, I 19806 and door #4 1990) on the north facade. An exception to remove historic materials is requested under section 14-5.2(D)(1)(a).
- 2) Install a security gate on the French doors on the north facade. An exception is requested to add an architectural feature to a primary facade under section 14-5.2(D)(5)(b).
- 3) Replace non-historic French doors (door #1 1990) on the west elevation in order to lower the sill to ground level.
- 4) Replace historic corner windows (window A 1960s) on the southwest corner. An exception to remove historic materials is requested under section 14-5.2(D)(5)(a)(i).
- 5) Relocate the cellar access entrance currently on the west portal floor.
- 6) Screen the meters on the south elevation.
- 7) Replace a window with a metal door painted to match the stucco on the south elevation.
- 8) Install ground mounted HVAC with concealed line sets on the east elevation.
- 9) Stucco residence using cementitious stucco in a color to match the existing.

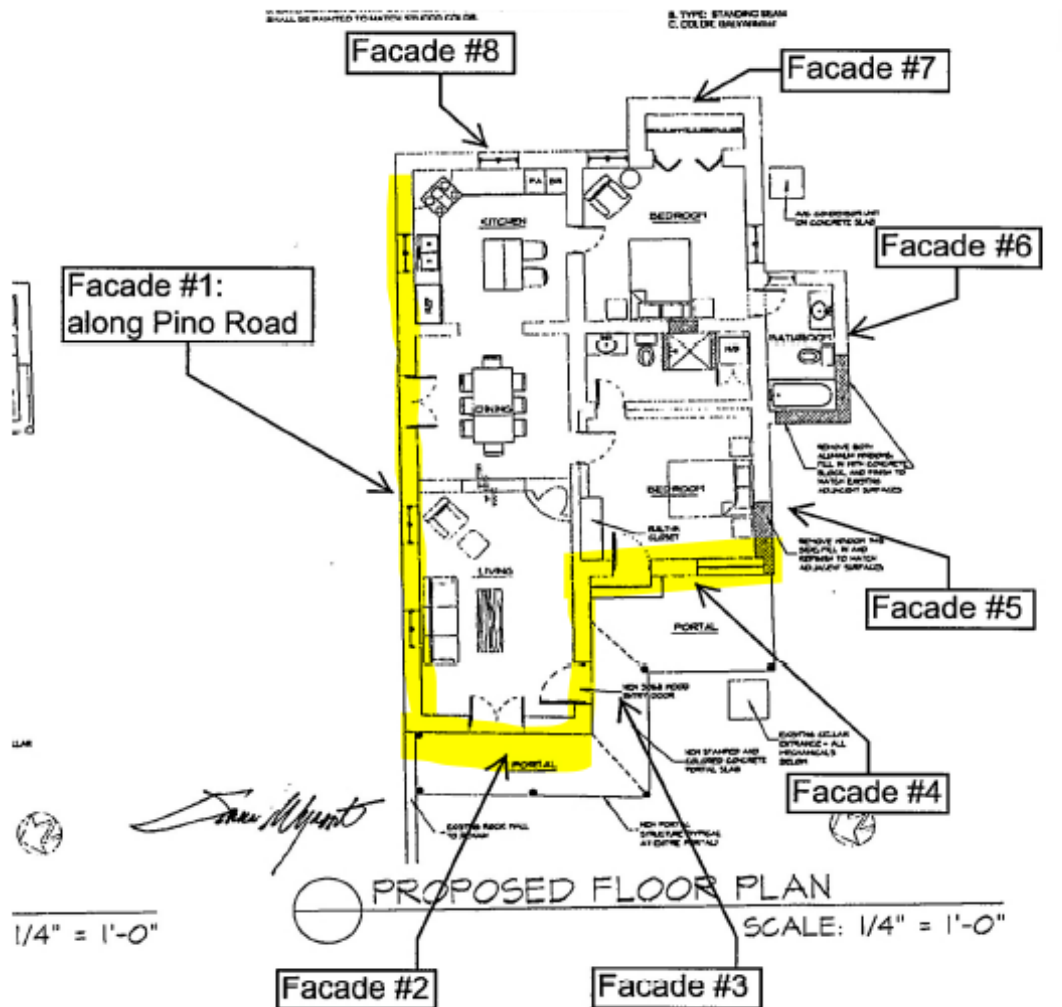


Figure 1. 312 Pino Road: Primary Façade Diagram

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(5)(a)(i): Staff requests an exception to 14-5.2(D)(5)(a)(i) which requires that historic windows shall be repaired or restored wherever possible on primary facades of contributing structures. Ra Patterson's Window and Door Assessment describes the 1960's white-painted steel casement window extending to the ground on the southwest façade corner ("Window A") as historic and being in satisfactory condition, given its age. The single-pane divided lite 70" x 50" casement unit has 4 x 4 panes facing west and 1 x 4 panes facing south. The proposal would replace the historic steel casement window with a new double pane unit for better airtightness and security. The proposed unit would have a historically true lite grid, the same corner wrap configuration and same color.

(i) Do not damage the character of the district

Applicant Response: The existing 1960's steel casement window unit is not characteristic of the two styles that define the Downtown and Eastside Historic District: Old Santa Fe or recent Santa Fe style. The replacement casement unit would match the existing material, lite pattern and color and the appearance of the window would not affect the character of the district compared to the existing condition. Replacement of the casement unit would help extend the lifespan of the building, which would benefit the district.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. Replacement of the 1960s steel casement window in kind will provide the necessary upgrade and longevity to the contributing structure and will not adversely impact the status, streetscape, or historic districts design standards.

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

Applicant Response: The applicant desires to replace the single-pane casement unit because of its single-pane construction and inoperability. While Ra Patterson's window assessment indicates the window materials are in satisfactory condition for their age, the assessment does not take into account that the window cannot be opened. The single-pane steel casement corner unit allows cold air and moisture in and is a burden on the occupant of the residence, particularly given that the window is adjacent to a bedroom and occupies two facades. While not failing, the steel window is 60+ years old and is nearing the end of its lifespan, allowing cold and moisture to enter the house and to adversely affect the condition of the window and surrounding portions of the building. The applicant desires to replace the casement window as part of her efforts to maintain the contributing home as a viable part of the historic district without changing the appearance of the primary west facade. Denying the exception would preclude the applicant's efforts, to her detriment, and result in the continued deterioration of the windows, ultimately injuring the condition of the home and the public welfare.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. Replacement of the 1960s steel casement window in kind will provide the necessary upgrade and longevity to the contributing structure and will not adversely impact the status, streetscape, or historic districts design standards.

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

Applicant Response: The applicant considered retaining the steel casement window and adding a second pane, but that is not feasible given the manner in which the casement unit was constructed. Adding storm windows would detract from the historic appearance of the façade and is not practical. The applicant also considered different styles of corner windows, and decided on the proposed replacement in-kind as the preferable method of achieving her objectives of enhancing the livability of the house and its lifespan while maintaining the historic appearance of the primary west façade.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. Replacement of the 1960s steel casement window in kind will provide the necessary upgrade and longevity to the contributing structure and will not adversely impact the status, streetscape, or historic districts design standards.

Exception to section 14.5.2(D)(1)(a): Staff requests an exception to 14-5.2(D)(5)(1)(a) the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited. Ra Patterson's Window and Door Assessment indicates that three non-historic (1986) wood frame true divided lite double pane casement windows exist on the primary north façade. The windows are each about 3' x 3.5' in size. The proposal would replace the three non-historic windows on the north façade. The three windows on the north façade would be replaced with historically true lite grid and wood frames with true divided lite double pane glass.

Staff determined based on communication with the applicant's representative that replacement of the three non-historic windows, while not requiring an exception for the replacement, would necessarily involve removal of historic material, requiring the exception addressed above. Specifically, the historic window bucks would need to be replaced in order for the new windows to fit into the existing openings and function properly. The existing bucks are rotted and out of square. This exception is limited to removal and replacement of the historic window bucks.

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

Applicant Response: The exception criteria addresses the removal of historic materials that embody the contributing status. Replacement of the bucks would not alter the character of the structure, as they would be painted to match the existing. Also, the bucks do not embody to a material degree the character of the home with respect to the qualities that make it contributing. The appearance of the primary north facade would not change in a manner or extent that is perceptible, let alone damaging to the character of the district.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. The removal of historic material is minimal and necessary to replace the current windows with new windows which will provide the basic upgrade and longevity to the primary north façade and will not adversely impact the status, streetscape, or historic districts design standards.

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

Applicant Response: The applicant desires to replace three non-historic windows on the north facade, which does not require an exception. While not failing, these single pane windows are 30+ years old and are nearing the end of their lifespan, allowing cold and moisture to enter the house and to adversely affect the condition of the windows and surrounding portions of the building. Given their condition, replacement of the bucks is a necessary part of the window replacement, as they cannot be repaired.

The applicant desires to replace the windows as part of her efforts to maintain the contributing home as a viable part of the historic district without altering the appearance of the primary north facade. Denying the exception would preclude the applicant's efforts, to the detriment of the window condition, and would result in the continued deterioration of the windows, ultimately injuring the public welfare given that the north façade is immediately adjacent to the street.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. The removal of historic material is minimal and necessary to replace the current windows with new windows which will provide the basic upgrade and longevity to the primary north façade and will not adversely impact the status, streetscape, or historic districts design standards.

(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: As to the proposed replacement of the three non-historic windows (and necessary removal of historic material), the applicant considered retaining the windows but is not prepared to do so given their single-pane construction and diminished condition. Retaining the existing windows would put off their eventual need for replacement given their condition and in the meantime, the livability of the home would continue to suffer. The applicant also considered other window designs and rejected them in favor of maintaining windows with the existing materials and true divided-lite patterns in an effort to preserve the existing appearance of the primary north façade. The need for removal and replacement of the window bucks is not a design choice and the materials and appearance of the new bucks will match as closely as possible the existing.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. The removal of historic material is minimal and necessary to replace the current windows with new windows which will provide the basic upgrade and longevity to the primary north façade and will not adversely impact the status, streetscape, or historic districts design standards.

Exception to 14-5.2(D)(5)(b): Staff request an exception to 14-5.2(D)(5)(b) new material on a primary façade. The existing non-historic double hung in-swinging door on the primary north façade opens directly onto Pino Road. John Murphey's 2024 HCPI form notes that entry steps

probably existed and were removed to make way for the passage of larger vehicles. The door is not used and the primary entry to the home is on the west façade. The proposal would add an iron screen/security rail in front of the door spanning the door and rising about 3-feet from the bottom of the door. The screen would allow for the door to be opened, providing ventilation, while precluding access through the door.

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

Applicant Response: The proposed screen at the bottom of the door is a Meem-inspired design intended to complement the existing design of the north façade. There are existing elements on doors facing Pino Road, including full screen/security doors. The partial screen would be less impactful than existing commercial door elements along the road and the 4-foot by 3-foot screen would not damage the character of the District.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. The proposed Meem-inspired screen does not damage the character of the primary north façade, the streetscape, or the historic districts in which the property resides.

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

Applicant Response: The door is not used, as there are no entry steps and the door enters directly onto the street. Using the door would constitute a safety hazard. The Applicant desires to avoid putting visitors and occupants in harm's way and to avoid the potential of vehicle conflicts, while maintaining the existing non-historic door on the primary north façade. The proposed solution is an effective means of avoiding these longstanding issues going forward for the benefit of residents and visitors to the home and drivers of vehicles on Pino Road.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. Pino Road is a narrow street with moderate traffic from residents in the area. The screen will provide the owner the ventilation desired while protecting the non-accessible entry way.

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

Applicant Response: The Applicant considered other options for providing security for the door opening onto the street. The door cannot be removed given that it is on a primary façade. A full screen door would require the same exception. The screen spanning the lower portion of the door is the least intrusive means of providing safety at this challenging location while allowing use of the existing opening for ventilation.

Staff Response: Staff has evaluated and agrees with the applicant's response and finds the exception criteria has been met. Pino Road is a challenging location and the proposed design element will provide the owner the desired ventilation for their home.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city*, it is deemed essential by the *governing body* that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

- (a) The continued existence and *preservation* of historical areas and *buildings*;
- (b) The continued construction of *buildings* in the historic styles; and
- (c) A general harmony as to style, form, color, height, proportion, texture and material between *buildings* of historic design and those of more modern design.

(D) General Design Standards for All H Districts

In any review of proposed additions or alterations to *structures* that have been declared significant or contributing in any historic district or a *landmark* in any part of the *city*, the following standards shall be met:

(1) General

- (a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* 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 shall be prohibited.
- (b) If a proposed alteration or new construction will cause an adjacent *structure* to lose its significant, contributing, or *landmark* status, the *application* may be denied.

(2) Additions

- (a) Additions shall have similar materials, architectural *treatments* and styles, features, and details as the existing *structure*, but shall not duplicate those of the existing *structure* in a manner that will make the addition indistinguishable from the existing *structure*.
- (b) Additions to *buildings* that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.
- (c) Additions are not permitted to *primary façades*.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent

architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

- (e) The height of additions:
 - (i) For significant and *landmark structures* shall be a minimum of six (6) inches less than the parapet or equivalent roof-feature of the existing adjacent connecting facade.
 - (ii) For 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*.

(3) Remodeling to Increase Height; Rooftop Appurtenances

- (a) For *remodeling* of existing significant and *landmark structures*, no increase in height of the *structures* is permitted. (For standards relating to additions to existing *structures*, see paragraph (2) above.)
- (b) For significant and *landmark structures*, *publicly visible* roof top appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the *rooftop appurtenances*. For contributing *buildings* solar collectors, clerestories, decks, or mechanical equipment if *publicly visible* shall not be added.

(4) Porches and Portals

Existing *porches* or *portals* shall not be enclosed.

(5) Windows, Doors, and Other Architectural Features

- (a) For all facades of significant and *landmark structures* and for the primary facades of contributing *structures*:
 - (i) 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 opening shall be widened or narrowed.
 - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - (iii) No existing opening shall be closed.
- (b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. 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. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

The existing 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 or historical feature of the *structure*.

(8) Archaeological Resources

Discovery of archaeological resources made during the historic districts review process shall be referred to the archaeological review committee.

(9) Height, Pitch, Scale, Massing and Floor Stepbacks

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

(a) Applicability

The following sections identify specific areas and specific *projects* subject to this section. Planning and land use department staff shall determine whether or not properties are included within this section. (Ord. No. 2007-45 § 30; Ord. #2020-22, § 16)

- F. When the proposed *building*, *yardwall*, or fence is located in a *streetscape* that includes no *buildings*, *yardwalls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yardwalls* and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

(ii) In exercising its authority under this section, the board 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 be in excess of two (2) 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 be in excess of two (2) feet of the average of the ridge height of the pitched roofs in the *streetscape*.
- C. *Yardwalls* and fences shall be limited to a height that does not exceed the average of the height of other *yardwalls* and fences in the *streetscape*.
- D. Pursuant to Section 14-7.4(C), the height of any other *structure* shall be limited to the allowable *building* height within the applicable *streetscape*, as defined in this section. (Ord. No. 2002-37 § 26)

- E. The height and dimension of signage are as set forth in Section 14-8.10(H).
- F. The board 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 (2) feet. In no case shall the height of a façade exceed four (4) 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* stepbacks from the *street*.

(d) Pitch

If the determined *streetscape* includes over fifty percent of *buildings* with pitched roofs, the proposed *building* may have a pitched roof. A pitched roof is defined as a gable, shed, or *hipped roof*. The pitch of the roof shall match the predominant pitch extant in the *streetscape*.

(e) 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.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed *building*, *yardwall*, fence, or proposed stepback 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 Board shall also require that the *publicly visible* façades of the *structure* be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

(E) Downtown and Eastside Design Standards

The *governing body* recognizes that a style of architecture has evolved within the *city* from the year 1600 to the present characterized by construction with *adobe*, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a *development* from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

(1) Old Santa Fe Style

Old Santa Fe style, characterized by construction with *adobe*, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- (a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two- *story* construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades 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, often 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 rule as to flat roofs shall not be construed 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.
- (2) 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. Façade surfaces under *portales* may be of contrasting or complimentary 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.

DEFINITIONS:

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

APPROVED AS TO FORM BY THE PLANNING AND LAND USE DEPARTMENT:

Title	Name	Initials
Department Director	Heather Lamboy	HLL
Assistant Department Director	Maggie Moore	MM
Planning Manager	Gary Moquino	GSM
Planner Senior	Paul Duran	PD