

City of Santa Fe, New Mexico

memo

DATE: June 23, 2026

TO: Historic Districts Review Board Members

VIA: Heather Lamboy, AICP Planning & Land Use Department Director
Maggie Moore, Assistant Land Use Director *MM*
Gary Moquino, Historic Preservation Division Manager GM

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

2026-012578-HDRB. 426 Delgado Ln., Downtown & Eastside Historic District, contributing, Gayla Bectol, agent for Paige Cochran and Kareem Abu-Zeid, owners, proposes to replace windows and construct 570 sq. ft. of additions to the main residence, construct an 800 sq. ft. garage addition to the guesthouse to a height of 12'-6", where the maximum allowable height is 13'-11". Remove a section of the contributing wall and install a 6'-0" high vehicle gate. An exception is requested to section 14-4.6(E)(4)(II) to remove historic material.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: [previous case documents]

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the exception to 14-4.6(E)(4)(II) to remove a section of a contributing yard wall. Otherwise, staff recommends approval of the other elements of the application as they comply with 14-5.2(D) 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 2026-012578-HDRB, for 426 Delgado Lane, approve/deny the exception to 14-4.6(E)(4)(II) to remove a section of a contributing yard wall, finding that the exception criteria have/have not been met
- b. In case 2026-012578-HDRB, for 426 Delgado Lane, 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 may be archaeological concerns associated with this project, and archaeological clearance may be required.

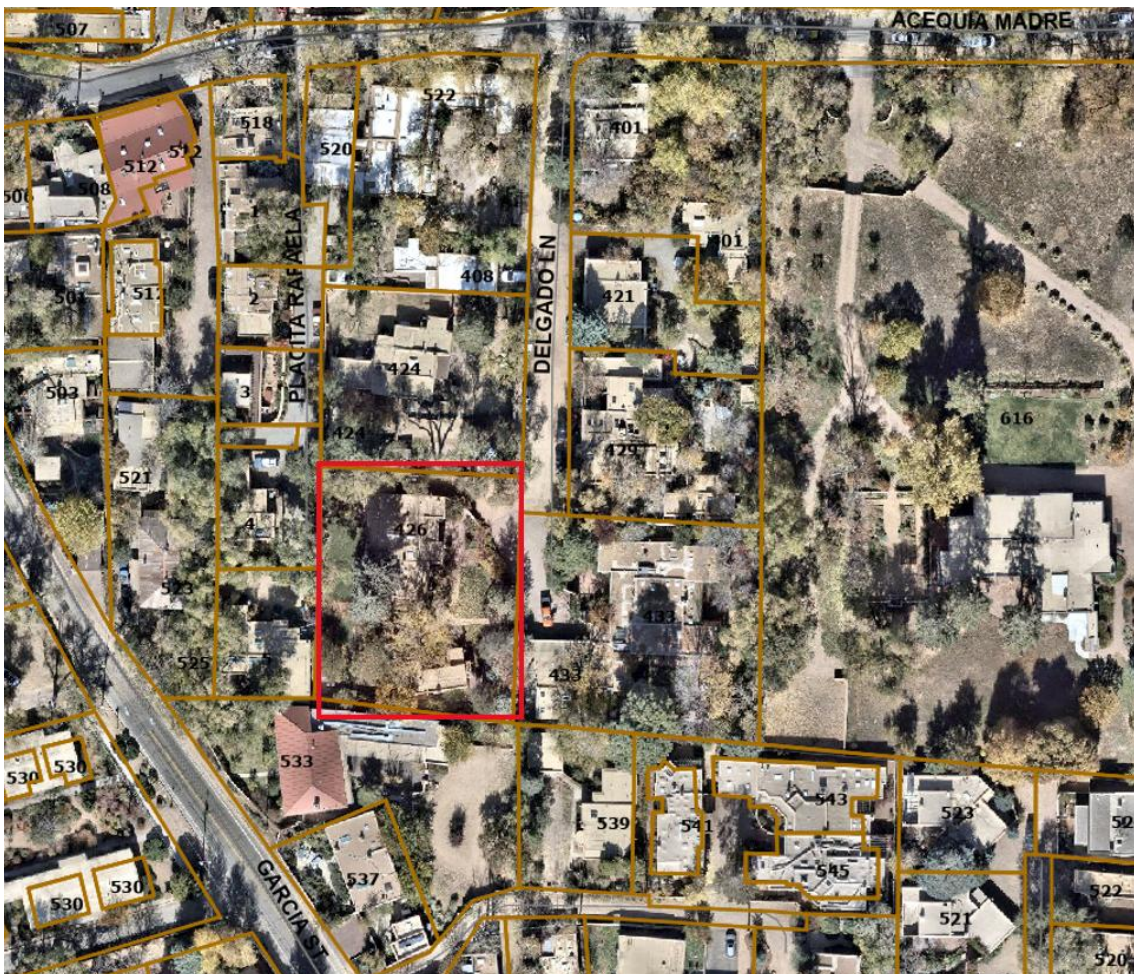


Figure 1: Property Location



Figure 2: Streetview of Property

BACKGROUND & SUMMARY:

Main Residence:

The single-family residence at 426 Delgado Lane is known as the Russell House and was constructed of adobe in late 1928, likely by Rose Parker Curtis. The residence is listed as contributing to the Downtown and Eastside Historic District, with the east designated as the primary facade. The guesthouse is listed as non-contributing due to its age. The tool shed is designated as contributing, with the east as the primary facade, and the east yard wall is designated as contributing.

The residence sits on 0.38 acres and is defined by a walled yard. The primary residence faces east. The original portion of the house is on the north end and is constructed of adobe. It was first plastered in 1933, and an open porch was added to the east entry in 1936. The east elevation once held vigas that were cut off and covered in 1946. The east enclosed porch entrance was constructed in 1954. The portal and French doors were added to the west elevation in 1958, and the wood, double-hung, single-pane windows were installed in 1964.

The building has expressive, undulating parapets. The east elevation incorporates a recessed entry porch. The windows are wide openings fitted with combination fixed-over-awning wood windows with insulated glazing. A 1993 addition is located on the south end of the residence; its eastern elevation steps back about ten feet from the original structure. The west elevation houses the newer addition and a transition to the original structure, which creates a narrow passageway. The western portal features flared stuccoed columns and a simple wood plate, beam, and decking, which do not appear to be historic. At the north end of the portal is a storage closet. To the north of the portal is a lower section, which was originally the garage that was converted to livable space and extended. The original garage and replacement garage are constructed of structural clay tile. The north elevation consists of the 1936 garage and the original house. Neither the windows nor the openings appear to be original to the residence. The 1936 garage attaches at a right angle to the north elevation and once held a wood door that has since been changed to a window.

Guest House:

The guesthouse is located on the south end of the property, with the main entrance facing the north. It is a Pueblo Revival style of approximately 744 sq. ft. It contains a recessed entry similar to the main residence. However, it has level parapets and divided lite windows.

Shed:

The shed structure is present in the 1958 aerial. The form, materials, and fenestration are consistent with the historic period of the property’s development. According to the 2026 HCPI, “Despite its minor scale, the shed contributes to the historic feeling and association of the site and is therefore considered a contributing resource within the district.”

Yard walls:

The east perimeter wall is well documented as having been constructed in 1947 by the Eubank Construction Company. This includes the front gate. This eastern wall is designated as contributing, The west wall was constructed in 1949 by Lineberry Contractors. Additional work from 1949 included the fireplace and banco at the northwest corner. The south property wall is constructed of pumice block and was constructed in 1962 by John Gianardi, but was reconstructed in 1965. The other walls are listed as non-contributing and the planters on the east of the east wall are non-historic as they are not in the 1978 aerial.



Figure 3: East Yard wall: planter on left is approximate location of proposed opening

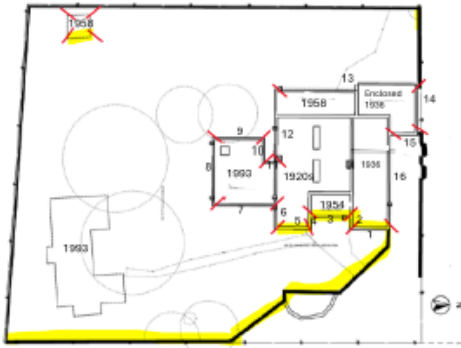
PREVIOUS CASE SUMMARIES:

ARC:

No Archaeological clearance has been issued for this property.

HDRB:

The property came before the Historic Districts Review Board on May 26, 2026, for status and primary façade designation. The Board decided to retain the status of the main residence as contributing with the east facades (1-5) excluding the non-historic windows and designate the shed as contributing with the east as the primary facade, the east yard wall as contributing, and the guest house and south and west yard walls as non-contributing.



The property came to the Historic Districts Review Board in 1992 under case H-92-067 for a second-floor addition, which was denied, and the guest house, which was approved.

ADMINISTRATIVE:

No administrative approval cases are on file.

APPLICANT'S REQUEST:

The applicant proposes to:

Main Residence:

- 1) Construct a total of 570 sq ft of additions on the Main Residence.
 - a. Construct a 93 sq. ft. addition on the north side of the residence to extend the kitchen.
 - i. This addition is to the adobe structure and will be constructed of new 10" adobe walls with 2" Polystyrene and Plaster on both sides of the new wall.
 - ii. This addition will not have undulating parapets to differentiate it from the historic residence.
 - b. Construct a 392 sq. ft. addition on the south side of the residence to create a closet and bathroom.
 - i. This addition is the framed portion of the residence and will be of frame construction.
 - ii. This addition will not have undulating parapets to differentiate it from the historic residence.
 - iii. The windows will be same style as the proposed replacement windows for the rest of the residence
 - c. Construct a 12 sq. ft. addition to the mechanical room on the west elevation creating a single line at the 1990s addition.
 - d. Extend the existing 230 sq. ft. portal by an additional 85 sq. ft. for a total of 315 sq. ft. on the west elevation.
- 2) Raise the roof of the garage enclosure on the northwest corner by about 2 feet and undulate the new parapets to blend with the main portion of the residence and create a bedroom.
- 3) Replace non-historic windows throughout the residence with aluminum clad double hung windows in Mediterranean.
- 4) Repair the historic windows in the residence which include windows 1 on the south of the east entry door, 9 on the northwest, 13 on the north elevation, and 15 on the north of the east entry door.
- 5) Stucco in cementitious Buckskin.

Guest house:

- 6) Construct an 800 sq. ft. garage addition on the east elevation.
 - a. The guest house is on the zero-lot line, and the neighbor has provided an affidavit allowing the

lack of setback as required.

- b. Due to the zero-lot line on the east there are no fenestrations on the east elevation.
- c. Due to the proximity of the garage to the neighboring lot on the south, there are no fenestrations on the south elevation.
- d. The west elevation will have a pedestrian door and window.
- e. The garage door will be on the north and will be a metal rollup style.
- f. Stucco in cementitious Buckskin.

Property:

- 7) Create an opening in the contributing east yard wall in order to create a driveway access to the new garage structure. An exception is requested to section 14-4.6(E)(4)(II) to remove a section of the contributing wall.
- 8) Install a vehicle gate in the new opening of the east yard wall. The gate will be metal frame with wood.
- 9) Install a wall with pedestrian gate at the north end of the residence between the end of the east yardwall and the north yard wall. The pedestrian gate will mimic the existing gates in the east yard wall.

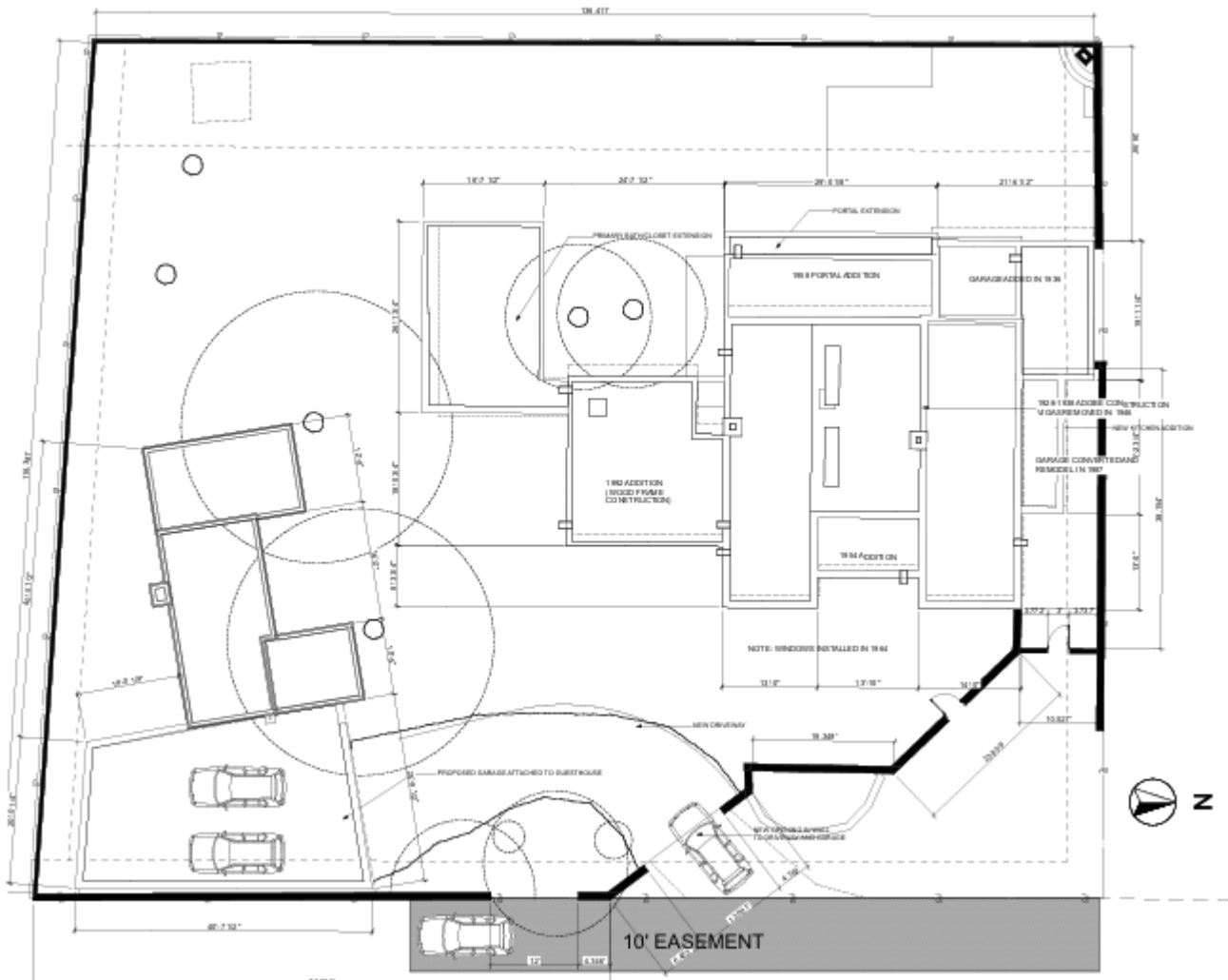


Figure 4: Proposed Site Plan

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-4.6(E)(4)(II): The applicant requests an exception to create an opening and install a vehicle gate in the contributing east yard wall.

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

Applicant Response: The new opening is the minimum change necessary in order to access the new garage easily from the extension of Delgado Lane. Similar to most of the openings along the lane it will give access to the house for the automobile and provide parking off the street.

Staff Response: Staff finds that this criterion is met. This streetscape contains off street parking for most residences. This residence is an exception with no vehicle access to the property. The current parking space for the property is due to a parking easement with the western neighbor. All other parking is on-street parking. By providing a garage and off-street parking, the property will be in keeping with the district and current parking requirements.

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

Applicant Response: The owners would like to make the garage access as convenient as possible. If the opening is not provided in this location the applicant will have to continue to use the existing opening off of the easement/extension and make a hard at least three point turn into the garage. With two adults and a young child getting in and out of the driveway at right angles to the garage that will eventually leave the garage unused most of the time. Either option doesn't injure the public welfare.

Staff Response: Staff finds that this criterion is met. The hardship is that there is an existing parking agreement/easement with the neighbor. The lot is not accessible with a vehicle which is a standard piece of equipment in modern times. Creating a way to park vehicles on the lot will make the property more livable. So, creating a means to access that parking is required. The current access in the yard wall would create a need to make a sharp ninety-degree turn to park the vehicle in the garage. This opening is not wide enough to allow this type of turn into the garage.

(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: In order to stay in this house, the owners would like to make the garage access as convenient as possible. The garage addition is allowed to the guesthouse and the most logical place for the garage is next to the yard wall leaving as much of the historic open space around the house as possible.

Staff Response: Staff finds that this criterion is met. The existing opening in the wall is directly in front of the planned garage which will cause hardship for entering and using the garage in the planned location. The planned location of the garage is meant to keep the property with an estate feeling, by keeping more open space. Relocating the garage would not be feasible without massive loss of open space and significant trees, plus a redesign of the house which is taking those trees into consideration. The location of the opening minimizes the impact on the yard wall by fitting into a turn in the wall. The design as it is, is the least damaging to the property as a whole and will retain the continued use of the property.

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, 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 façade.
- 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 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 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.

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 Step backs

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.

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. 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.