

City of Santa Fe, New Mexico

memo

DATE: March 25, 2025

TO: Historic Districts Review Board

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

FROM: Paul A. Duran, Senior Planner, Historic Preservation Division

2025-009947-HDRB, 214 Old Santa Fe Trl., Downtown and Eastside Historic District, Contributing. John Padilla, agent for Mark Suleiman, owner, requests approval for non-permitted alterations including replacement of doors and windows, installation of a metal fence and gate on the publicly visible east façade, construction of a landscape planter on the north primary façade, and requests two exceptions to 14-5.2(D)(5)(b) architectural features and 14-5.2(E) Downtown and Eastside Design Standards.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Primary Façade Diagram and
Previous Case Documents

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff finds that all the exception criteria have not been met and recommends denial of the application as it does not comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

- a. Approve, conditionally approve, or deny Case #2025-009947 to allow these alterations to 214 Old Santa Fe Trail.
- b. Approve or deny the exceptions to 14-5.2(D)(5)(b) architectural features and 14-5.2(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

The former single-family residence and current commercial structure at 214 Old Santa Fe Trail is listed as a contributing structure to the Downtown and Eastside Historic District. The original structure was built post-1912 in the vernacular architectural design style as seen by the wood frame and stucco construction materials, recessed doors and windows, and four over one historic windows. The original structure was a modest residential home and converted into a commercial storefront in the 1940s. A two-story apartment addition was added to the structure in the early 1970s. The structure was given contributing status in 1984 with primary façade designation in 2021. The structure has undergone several additions to the eastern and western facades, changing the original design. However, the structure’s northern and southern facades are relatively intact showing the original fenestration and construction materials, and architectural style of the structure.

Previous cases include:

On August 25, 2009, Case No. H-09-055, the Board approved the construction of three 3-foot-tall pilasters in front of the structure at the eastern façade, with the condition that they be stuccoed with cementitious stucco and confirmed by staff.

Administrative Approval Application No. 2020-001812-ADMIN, for an amendment for a re-roofing project with the installation of skylights, wooden handrail on the south façade, and replace wood deck. Administrative approval was granted on February 27, 2020.

On July 27, 2021, Case No. 2021-003908-HDRB, the Board maintained the contributing status of the structure and designated the north façade as primary noting the character defining elements of the historic windows, stepped parapet and chimney mass. The motion passed by unanimous vote.

The property owner was issued a notice of violation and a citation for construction on the structure without City approvals or building permits, including removal of historic materials, installation of new open bay windows on the eastern façade, installation of black steel gates on the southeast façade, and construction of a stuccoed planter on the north façade.

APPLICANT’S REQUEST:

The applicant requests approval for the following exterior alterations that have already been made to the structure:

- 1) Addition of a non-permitted low landscape planter wall (1’-4” to 2’-7”) along a portion (36’-0”) of the north primary façade for which an exception is requested.

- 2) Removal of two existing windows and double doors on the east facade and illegally installing a new storefront window and a pair of doors on the east façade for which an exception is requested.
- 3) Installation of a new black metal gate to the height of 6'-0" tall at the southeastern facade portal to secure the passageway to the rear structure for which an exception is requested.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(b) architectural features: The applicant requests an exception for the addition of a low landscape planter on the north primary façade.

(i) Do not damage the character of the district

Applicant Response: The addition of the low landscape planter along the primary façade does not significantly damage the character of the district as the significant architectural features (fireplace, two small windows, and two larger windows) remain unobstructed and publicly visible.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The addition of the low landscape planter along the primary façade must be reviewed and approved by the Board prior to obtaining a construction permit for which the owner (applicant) did not obtain. On July 27, 2021, the Board designated the north façade as primary noting the character defining elements of the historic windows, stepped parapet and chimney mass. The motion passed unanimously. Given the Board's motion, historic architectural elements should be preserved. The landscape wall should not impede on what the Board motioned to preserve.

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

Applicant Response: The addition of the low landscape planter will provide the Owner with an area to allow for landscaping that enhances the primary façade and will allow for the display of artwork of the business. The low landscape planter also provides controlled pedestrian access to the west end of the gallery display and sales area.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The addition of the low landscape planter along the primary façade must be reviewed and approved by the Board prior to obtaining a construction permit for which the owner (applicant) did not obtain. The landscape planter's use since inception is not for planting but for displaying artwork. Given that the use of the planter has been for display similar to that of a podium or raised area for public view and not for planting should not be permitted. Furthermore, the displayed elements interfere with the architectural features of primary facade, which is a traditional bungalow design that communicates the original residential character of the building. The sum total of all the changes is erasing the residential character of the building.

(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 low landscape planter works to strengthen the unique heterogeneous character of the streetscape. The proposed planter reflects low walls and planters along the streetscape that work for public access and preserve the historic elements of the north façade.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has not been met. The addition of the low landscape planter along the primary façade must be reviewed and approved by the Board prior to obtaining a construction permit for which the owner (applicant) did not obtain. The landscape planter does not reflect the Board's motion of preserving the architectural elements on the north façade.

Exception to 14-5.2(E) Downtown and Eastside Design Standards to "Santa Fe Style": The applicant requests an exception to the metal gate to the southeast façade and the installation of the storefront windows and door on the east façade.

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

Applicant Response: The proposed fence and gate will not damage the character of the district. The new fence and gate will secure the south side of the retail business in this historic building. This will save the area from access by the homeless who have broken into the rear of the building and started a fire in the existing structure causing significant damage. This request, when approved, will allow the Owner to secure his building within the historic district, and in the Historic BCD of Santa Fe.

The alterations will not damage the character of the district. The new storefront allows for a cleaner and updated presentation to the public view of the retail business in this historic structure. This will enhance the streetscape and preserve the historic North façade. This request, when approved, will allow the Owner to continue to provide equal services to all customers within this historic district, and in the Historic BCD of Santa Fe.

Staff Response: Staff has evaluated the applicant's response for the metal gate and the windows and door and finds that the criterion has not been met. The installation of a black metal gate and storefront windows and door must be reviewed and approved by the Board prior to obtaining a construction permit for which the owner (applicant) did not obtain.

These two significant details; the metal fence and gate and storefront windows and door along the streetscape need thoughtful consideration as their presence changes the historic dynamic of the Loretto Chapel and small business along Old Santa Fe Trail. These elements change the historic presence in which the Board and City staff work to preserve. Metal gates and fences are not a material approved in the Downtown and Eastside Historic District and need Board approval and approval of an exception to the ordinance. The storefront windows and doors are not approved in the Downtown and Eastside Historic District and do not meet the public visibility requirements.

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

Applicant Response: The alterations will provide the Owner with greater security at the south side of the building which has been the target of vandalism by the homeless in the past. The new fence and gate will work to protect the existing structure.

The alterations will provide the Owner with a greater area for the public to visually connect to the elements of the store's interior therefore welcoming clients into the business. The original elements were heavy, small, and limited the public a visual connection to the business.

Staff Response: Staff has evaluated the applicant's response for the metal gate and storefront windows and door and finds that the criterion has not been met. The installation of a black metal gate and open storefront windows and door must be reviewed and approved by the Board prior to obtaining a construction permit for which the owner (applicant) did not obtain.

These two significant details; the metal fence and gate and storefront windows and door along the streetscape need thoughtful consideration as their presence changes the historic dynamic of the Loretto Chapel and small business along Old Santa Fe Trail. These elements change the historic presence in which the Board and City staff work to preserve. Metal gates and fences are not a material approved in the Downtown and Eastside Historic District and need Board approval. The storefront windows and doors are not approved in the Downtown and Eastside Historic District and do not meet the public visibility requirements.

Furthermore, there is no hardship to the applicant by reestablishing the historic character of the building (financial hardship is not able to be considered per Code standards). The term "Public Interest" is not defined in Chapter 14; however, the Governing Body has implemented the General Plan and ordinances in order to establish minimum standards for health, safety and welfare affecting land uses and development. Staff has reviewed the proposed application in accordance with Chapter 14. The proposed windows, metal gate, and loss of the "Santa Fe Style" architectural elements degrades the overall historic streetscape and impacts the character of the district, which is a major economic driver for the city and puts other businesses at a disadvantage as that character is lost.

(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 alteration works to strengthen the unique heterogeneous character of the streetscape. The modern materials secure the south side of the building and are minimal in the amount visible to the public. A metal fence and gate exist in the current streetscape at Santa Fe Trails Fine Art to the north and the Loretto Chapel to the east. This request, when approved, will allow the Owner to continue to operate within this historic district, and in the Historic BCD of Santa Fe.

The alterations to the East non-primary façade are within the area of the existing openings and are allowed in the design criteria of the Downtown and Eastside historic district. The horizontal dimensions for the openings are located 3'-0" or greater from the outside corners and are within

the vertical and horizontal dimensions of the original openings. The proposed glazing that is greater than 36” in any direction is allowed when located under a portal. The use of larger glazed openings (windows and doors) is seen in the existing streetscape without divisions of the glazing within the existing openings and is not located under a portal. The existing alterations located under the portal provide the Owner with a greater area for the public to visually connect to the elements of the store’s interior therefore welcoming clients into the business. The changes allow the owner to continue to locate the business and to be successful in the district.

Staff Response: Staff has evaluated the applicant’s response for the metal gate and the storefront windows and door and finds that the criterion has not been met. The installation of a black metal gate and storefront windows and door must be reviewed and approved by the Board prior to obtaining a construction permit for which the owner (applicant) did not obtain.

These two significant details; the metal fence and gate and storefront windows and door along the streetscape need thoughtful consideration as their presence changes the historic dynamic of the Loretto Chapel and small business along Old Santa Fe Trail. These elements change the historic presence in which the Board and City staff work to preserve. Metal gates and fences are not a material approved in the Downtown and Eastside Historic District and need Board approval. The storefront windows and doors are not approved in the Downtown and Eastside Historic District and do not meet the public visibility requirements.

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.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

- (a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

- (b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and
- (d) New additions and related or adjacent new construction be undertaken 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.
- (f) 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.

(5) Exceptions

Staff shall determine whether an exception to this section is required. The historic board may grant an exception to the regulations set forth in this section provided that such exception does not exceed the underlying zoning.

(a) Height

If the *applicant* requests approval of a height in the historic district that exceeds the underlying zoning district requirement, the *applicant* shall first receive an exception to this Section 14-5.2. If approved by the historic board, the *applicant* shall proceed to the board of adjustment or other applicable *city* body for consideration of the proposed variance.

(b) Design Standards and Signage

The board may recommend exceptions to Subsections 14-5.2(D)(1-8, 10-11) and 14-5.2(E) through (I) for construction or alterations within the historic district. The recommendation for exceptions shall be made to the *governing body*. Procedures for public notice and hearing before the *governing body* shall be as set forth in Section 14-3.6(B)(3). Exceptions are *project* specific and do not apply to the subject *property* in perpetuity. If approved by the *governing body*, the inspections and enforcement *office* shall accept and review an *application* for, and issue, as appropriate, a *building permit*. The *applicant* for such exceptions shall conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:

- (i) Do not damage the character of the district;
- (ii) Are required to prevent a hardship to the *applicant* or an injury to the public welfare; and
- (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.

(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* setbacks 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.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.