

City of Santa Fe, New Mexico

memo

DATE: June 24, 2025

TO: Historic Districts Review Board

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

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

2025-010494-HDRB, 206 McKenzie St., Downtown and Eastside Historic District, Contributing, Bradyn Furry, agent for Mindy Hale and FC3 Ltd. Co., owner, requests approval to replace all the doors and windows which requires an exception to 14-5.2(D)(1)(a) for the removal of historic material; construct a new detached steel carport to a height of 8'-8" with roof-mounted solar units within the existing auto court which requires an exception to 14-5.2(D)(E) Downtown and Eastside Design Standards; an increase in height by 3'-3" of a previously approved parapet on the McKenzie St. façade which requires an exception to 14-5.2(D)(2)(c) additions are not permitted unless set back 10' from primary facade, and install roof top HVAC units, and a new pedestrian gate on the McKenzie St. adjacent to the vehicle entrance.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards and the exception criteria have been met for all exception requests except for the request for an exception to 14-5.2(D)(2)(c) for the addition and increase in height to the primary south elevation facade. Staff recommends that the applicant find other design options for that addition including lowering the parapet to be subservient to the adjacent historic parapet.

Sample motions:

- a. Approve or deny Case #2025-010494 to allow these alterations to 206 McKenzie Street.
- b. Approve or deny Case #2025-010494 to allow these alterations to 206 McKenzie Street subject to conditions.
- c. Approve or deny the exception to 14-5.2(D)(1)(a) for the removal of historic material to replace all the doors and windows at 206 McKenzie Street.
- d. Approve or deny the exception to 14-5.2(D)(E) Downtown and Eastside Design Standards to construct a steel carport for 16 cars.
- e. Approve or deny the exception to 14-5.2(D)(2)(c) additions are not permitted unless set back 10' from the primary façade for raising the parapet on the north primary façade.
- f. Approve or deny Case #2025-010494 to allow those alterations to 206 McKenzie Street that do not require an exception.

Should the Board deny the exception request(s), the applicant shall return with an alternative proposal for review and approval prior to proceeding to building permit.

BACKGROUND & SUMMARY:

The mixed-use commercial and multi-family complex at 206 McKenzie Street is listed as contributing to the Downtown and Eastside Historic District with the north, east, and partial southern and western facades designated as primary. The original structure has been identified in the 2005 Historic Cultural Properties Inventory (HCPI) survey form to have been constructed pre-1766 to 1846 with several changes from the 1930s and 1940s into the present. The unique eclectic nature of the structure and location on the Grant Avenue and McKenzie Street streetscape has made this structure a stand-alone complex unmirrored by anything seen in the Downtown and Eastside Historic District.

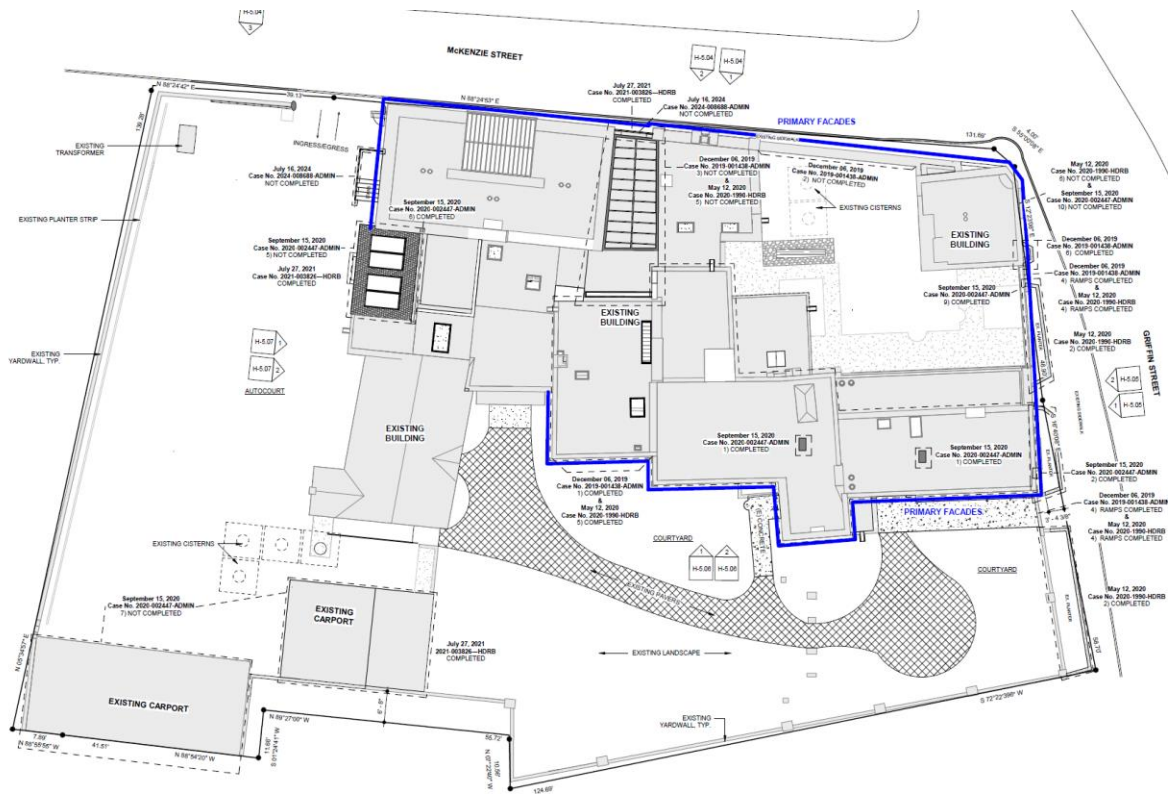


Figure 1. Primary Facade Diagram,

As part of the application materials, Mr. Bradyn Furry (architect/agent) has put together a detailed and thorough summarization of previously approved Historic Districts Review Board (Board) and administratively approved (ADMIN) work at 206 McKenzie Street which is part of the Proposal Letter for this application. Several changes in contractors and scope of work has left the contributing structure in disrepair. The proposed application will rectify all previous approved HDRB and ADMIN approvals and the preservation and protection of the structure for the future.



206 McKenzie Street
McKenzie Street / North Elevation



206 McKenzie Street
Griffin Street / East Elevation



(Left side of South Elevation)

206 McKenzie St.
South Elevation



206 McKenzie Street
Parking / West Elevation

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Replace all the doors and windows for which an exception is requested to 14-5.2(D)(1)(a) for the removal of historic material.
- 2) Construct a new steel carport within the existing autocourt for which an exception is requested to 14-5.2(E) to permit the use of metal for the structure in the Downtown & Eastside Historic District.
- 3) Change the overall height by 3'-3" from 14'-0 1/2" to 17'-3" high from a previously approved parapet on the McKenzie St for which an exception is requested to 14-5.2(D)(2)(c) addition to a primary façade.
- 4) Roof mounted HVAC units.
- 5) Construct a new pedestrian gate on the McKenzie St. façade.
- 6) Re-stucco the exterior of the structure with a new one to match the existing.

Staff does not support the exception to increase the parapet height on the south elevation. The height of the parapet was raised 3'-3" contrary to HDRB approval. In Case# ? the HDRB approved a height lower than the adjacent parapet to allow for the distinctive historic roofline to be the dominant feature. Staff concurs with this lower height and recommends the lower height be restored.



Figure 4. North Primary Facade.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(1)(a) removal of historic material: Staff requests an exception to remove historic doors and windows on primary facades of the contributing structure.

(i) Do not damage the character of the district

Applicant Response: The design of the doors and windows on the existing building replicate structures and accessories which are currently present, on the building. The new windows and doors will match the same sizes, mullion and muntin layouts, materials, and glazing sizes and locations.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has been met. The historic architect has noted that many of the historic doors and windows are inoperable and unrepairable. Given the historic architectural assessment and maintaining the district standards with regard to the integrity and best preservation practices in protecting the structure, new doors and windows will provide aesthetic continuity within the structure and protection from outside inclement weather exposure.

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

Applicant Response: If an attempt were made to repair those that could be repaired, uncovering them would destroy their structural attachments to the building, thus rendering them unsalvageable. If the units are removed, the jambs will be destroyed because the jambs are the buck in the adobe. The adobe and the interior plaster are showing signs of deterioration from water intrusion around the existing jambs due to the lack of flashing and moisture from condensation due to the quantity and size of the single glazed windows.

Staff Response: Staff has evaluated the applicant's response and finds that the exception criteria has been met. Given the current condition of the structure, the request for new doors and windows would provide protection measures that will preserve the overall integrity and status of the structure for the future.

(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 application of these modifications do not affect the ability for residents to continue to reside within this historic district and area and does not change the overall look of the building.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has been met. The applicant is proposing on installing new doors and windows that replicate the same sizes, mullion and muntin layouts, materials, and glazing sizes and locations on the structure. The new doors and windows will accentuate what is currently on the structure.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(E) metal carport: Staff request an exception to construct a metal carport which is not an approved material in the Downtown and Eastside Design Standards.

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

Applicant Response: The proposed carport will be hidden from view within the existing perimeter yard walls which will be raised in places which have an inconsistent height. The overall height of the yard wall will be adjusted to fully screen the carport from public view. The building is in the Business Capital District – McKenzie Street subdistrict which does not have a restriction on the height of walls and fences, so yard wall heights can be easily adjusted for full screening from the public.

Staff Response: Staff has evaluated the applicant’s response and finds that this exception criterion has been met. Generally, metal gates and other metal structural elements need Board approval with an exception that will be publicly visible. The applicant proposes the metal carport will not be publicly visible from Griffin Street, Grant Avenue, or McKenzie Street, which is acceptable.

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

Applicant Response: Because the auto-court within the perimeter yard-walls is tight and maneuvering within is limited, a cantilevered carport is proposed. A cantilevered structure provides the necessary framework for solar panels while keeping the largest possible, open maneuverable space for cars to access underneath. A wood structure, which would typically be proposed for this area, with columns at the corners and at the extents of the structure, would limit the maneuverability of the cars accessing the parking spaces below, making it almost impossible to use. A cantilevered structure of the size required requires a steel structure to achieve the necessary clear space for maneuverability.

Staff Response: Staff has evaluated the applicant’s response and finds that this exception criterion has been met. The auto-court area is limited in space and maneuverability and to provide parking for those who live and work at 206 McKenzie Street, the metal carport will provide the structural infrastructure needed to maximize the parking availability.

(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 intent of the new carport installation is that it serves the needs of the applicant and users of the building while its existence is virtually unknown and invisible to the public view.

Staff Response: Staff has evaluated the applicant’s response and finds that this exception criterion has been met. The applicant has stated they would have come before the Board with a different design if it were possible but due to the dimensions of the structure a wooden carport would not be structurally sound so a metal carport is requested.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(c) additions are not permitted to primary facades : Staff requests an exception to raise the parapet on the north primary façade 3’-3” higher than the original façade from 14’-1” to 17’-3” high.

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

Applicant Response: The core design of the proposed addition to the north façade was previously approved by the HDRB and is in keeping with the aesthetic nature of the adjacent portions of the building. The proposed modification only raises the overall height of the parapet.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. The previously approved design in Case No. 2021-003826-HDRB, had a lower parapet so as to not overwhelm the adjacent distinctive parapet which is part of defining the building's contributing status. The current request for an exception to raise the parapet is not consistent with what the Board has previously approved. Furthermore, the decorative feature on the parapet is not sufficiently distinguished from the historic feature on the adjacent parapet.

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

Applicant Response: Due to work done by a previous contractor, the portion of the wall in question was severely damaged and its structural integrity compromised. The damaged wall needs to be removed and replaced, and the design was modified to more reflect the adjacent facades and the overall aesthetic of the building.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. The current condition of the adjacent wall (to the west) is compromised by inclement weather. The proposed design does adversely impact the primary façade as it overwhelms the existing historic parapet. Other design options should be considered to protect the wall from potential weather impacts.

(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: Because the proposed modification to the previously approved design further separates this portion of the façade from the adjacent building masses, it strengthens the perception that this infill is not trying masquerade as an original piece of the building. Rather, through its increased separation from the adjacent massing's, it further enhances the significance of the original portions of the building.

Staff Response: Staff has evaluated the applicant's response and finds that this exception criterion has not been met. The proposed design and raising of the parapet adversely impacts the primary façade of the structure and other design options should be considered in order to maintain the distinctive historic character of the building.

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.

(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.

(4) Compliance with General and Specific Design Standards Required

All *development* located within the historic districts and subject to this Section 14-5.2 shall comply with all applicable general *development* standards set forth in Subsection 14-5.2(D), as well as any applicable specific *development* standards set forth in Subsections 14-5.2(E) through (I).

(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 Setbacks

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 setback 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.