

# City of Santa Fe, New Mexico

# memo

**DATE:** August 12, 2025

**TO:** Historic Districts Review Board

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

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

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**2025-010874-HDRB, 423 ½ A W. San Francisco St.,** Downtown and Eastside Historic District, Contributing, Walter Klump, agent for Ellen Yarrell, owner, requests approval for the proposed remodel including replacement of all doors and windows, infilling one door, widening one window, and other exterior alterations. Exceptions are requested to 14-5.2(D)(5)(a)(i) historic windows shall be re-stored wherever possible and 14-5.2(D)(5)(a)(iii) no existing opening shall be closed.

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

District Standards & yard wall  
& fence standards.

Historic Inventory Form

Zoning Review Sheet

**Other:** Façade Diagram and Previous  
Case Files

**APPLICANT SUBMITTALS**

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

**Other:** Historic Door and Window  
Assessment

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed project and finds that all the exception criteria have been met and 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.

Staff recommends that the proposed stucco be installed utilizing the same rough texture of the existing stucco to retain the historic character of the building.

**Sample motions:**

- a. Approve or deny Case #2025-010874 to allow these alterations to 423 A W. San Francisco Street.
- b. Approve or deny Case #2025-010874 to allow these alterations to 423 A W. San Francisco Street subject to conditions.
- c. Approve or deny the exceptions to 14-5.2(D)(5)(a)(i) historic windows shall be re-stored wherever possible and 14-5.2(D)(5)(a)(iii) no existing opening shall be closed.
- d. Approve or deny Case #2025-010874 to allow those alterations to 423 A W. San Francisco Street 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 for a building permit.

**BACKGROUND & SUMMARY:**

The single-family residence and garage at 423 ½ W. San Francisco Street Unit: A, are listed as contributing to the Downtown and Eastside Historic District with the south and east elevations designated as primary on the main structure and the north and west elevations designated as primary on the garage. The main residential structure was constructed around the 1880s on a 0.08-acre parcel and comprised of approximately 1,093 sq. ft. of heated space. The main residential structure was built in the Vernacular and Spanish Pueblo Revival design style as seen by the rectangular building shape, adobe block construction material, and recessed three over one window.

Mr. John Murphey has provided a detailed summation of the property in his 2025 Historic Cultural Properties Inventory (HCPI) survey form. The archival research identified in the Sanborn maps showed the west addition occurred pre-1930s with an addition to the west and east on the main residential structure sometime between 1930-1948 (2025:3). The garage structure was constructed sometime post-1948. Window and door alterations have and a latilla portal have been recorded on the south and west facades in the 1990s. The north façade is currently a painted mural cinderblock wall associated with 126 N. Guadalupe Street Concrete Jungle Smoke Shop parking area.

Prior to April 8, 2025, Case No. 2025-010102-HDRB, Historic Districts Review Board (Board) status review hearing, there were no known previous status evaluations, Board cases, Historic Cultural Properties Inventory (HCPI), or Historic Building Inventory (HBI) survey forms completed on the subject property. The Board upgraded the historic status of the main structure and garage to contributing and designated the south and east elevations as primary on the main structure and the north and west elevations as primary on the garage.



Figure 1. Vicinity Map.



Figure 2. Primary Façade Diagram: 423 A W. San Francisco Street

Primary: —  
 Non-primary: —

## **APPLICANT'S REQUEST:**

The applicant proposes the following exterior alterations:

Main Residential Structure:

- 1) Stucco the East, South, and West facades of the exterior with cementitious stucco color "Sand", in a smooth texture.
- 2) Remove both existing non-historic portales in front of the South façade.
- 3) Remove all existing non-historic lighting fixtures from exterior facades and install Artesanos Imports sconces.
- 4) Replace all existing canales with in-kind galvanized steel trough units.
- 5) Replace broken coyote fence in front of the southern façade in kind.
- 6) Build 3' stucco yard wall with wood gate between Main House and Garage.
- 7) Remove all non-historic aluminum storm doors and windows and replace all non-historic windows with Kolbe heritage series all wood simulated divided lite windows. The selected Kolbe Heritage Series windows feature primed pine sash with simulated divided lights, using 7/8" wide beveled wood muntin bars on both the exterior and interior faces, along with an internal spacer ("performance" type) to replicate the appearance of true divided panes. The 1/1 windows across the south façade of the central core were selected to replicate units that existed prior to the 1990s renovation. Knowledge of the original design of the other windows throughout the house is unclear, and the historical window consultant selected light configurations considered appropriate to the period and to the existing openings.
- 8) Seal south elevation door #2 and remove door hardware.
- 9) Install Gree condenser in front of South Facade near the existing mechanical equipment and garbage bins. It will be obstructed by coyote fence.
- 10) Infill 1/2-Light door opening on the South facade. The interior has been filled in by a previous owner. The exterior does not contribute to the historic character of the district. Requires an exception.
- 11) Install double door on the East facade for egress code compliance. Proposed door is in-kind to the existing front doors and adds to the historic character of the district. Requires an exception.

## **EXCEPTION CRITERIA AND RESPONSES:**

Exception to 14-5.2(D)(5)(a)(iii) no existing opening shall be closed: The applicant requests an exception to infill a door on the south primary façade. The existing opening has been partially filled in from the interior by a prior owner. The primary goal of the proposed exception is to address egress to the east wing. The door has the appearance of a functional exit from the exterior but does not function as a door.

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

Applicant Response: The existing doors are not historic and, especially in their present state, do not add to the character of the district. The glass panes display interior drywall, and the door has subsequently been covered with a curtain. The removal of the door and stucco infill will improve the existing aesthetic by concealing the existing condition.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The current door has been determined as non-historic by the architectural assessment and is inoperable from the exterior and interior. Infilling the opening will not adversely impact the primary façade or the contributing status of the main structure as non-historic modifications to this opening were made.

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

Applicant Response: The existing condition of this door presents financial and practical hardship on the applicant. Restoring the interior opening and converting it back into a functional exit would require significant demolition and reconfiguration of the existing bathroom, resulting in substantial construction costs and disruption. Furthermore, re-establishing an operable door in this location would compromise both privacy and safety for the homeowner. Bathroom doors are not typically placed on a front façade. In this case, the home's position — directly facing another house and abutting the back of an alley — creates additional privacy concerns and a significant security vulnerability.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The current door does not serve the owner as an opening and infilling the door would provide the owner with the proper security measures necessary to live in a safe structure.

(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 proposed removal of the non-functional exterior door and stucco infill supports the exception criterion to "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." Specifically, eliminating this non-functional door allows for the reconfiguration of the interior space to fully meet current building and safety codes, including providing a new, code-compliant egress door on another wall. This modification enables the room to be used as a fully functional bedroom, accommodating a wider range of residents, including individuals with mobility challenges who require safe, accessible, and private living space. Maintaining outdated or impractical features, such as a non-functional exterior door opening into a bathroom, limits the usability and flexibility of historic homes and may discourage continued occupancy. By permitting this modification, the City supports adaptive use and long-term residential viability, which directly advances the stated goal of allowing residents to remain in historic districts while respecting both life-safety and preservation considerations.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed removal of the non-functional exterior door by infilling and stuccoing over provides the least impactful design option for the homeowner. The infilling of the door will not impact the south primary façade adversely or the contributing status.

Exception to 14-5.2(D)(5)(a)(i) historic windows shall be re-stored wherever possible and no opening shall be widened or narrowed: The applicant requests an exception to remove the current window and install a full height door changing the dimensions of the opening on the east primary façade.

The proposed door is primarily to improve occupant safety by ensuring that the East Wing bedroom meets current egress requirements. Neither the existing non-historic window on the east facade nor the existing windows on the south facade meet the net clear height minimum size specifications set by the International Residential Code (IRC) for emergency escape and rescue openings. Furthermore, relying on the bathroom windows for egress presents issues related to privacy and the risk of the bathroom door being locked, which could hinder a quick exit during emergencies. To address these concerns, we propose replacing the non-compliant window on the east wall with a full-height door. This modification will provide a direct and unobstructed exit route from the bedroom to the outside.

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

Applicant Response: The proposed double doors (Kolbe Heritage, all wood simulated divided lite) will be built in-kind to the existing doors located on the South Facade. This modification will not affect the character of the historic house or the district as a whole. This portion of the building is not visible from a public right-of-way

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed double door entry on the east primary façade will not adversely impact the contributing status of the structure given the window change will occur on a non-publicly visible façade.

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

Applicant Response: The proposed change addresses the life safety of the occupants of the existing building by allowing unobstructed egress to the outside patio.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed change will provide the homeowner with the necessary egress from the bedroom to the patio.

*(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: Beyond safety considerations, the proposed door will facilitate improved access to an existing patio, promoting a seamless indoor-outdoor living experience. This enhancement supports contemporary living standards while respecting the building's historic context.

Staff Response: Staff has evaluated the applicant's response and finds that the criterion has been met. The proposed double door entry on the east primary façade will not adversely impact

the contributing status of the structure given the window change will occur on a non-publicly visible façade.

## **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.

##### **(2) Designation of Significant, Contributing, or Noncontributing Status within Historic Districts**

###### **(a) Status Designation**

*Structures* within historic districts may be designated a status of "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Article 14-12. Staff shall maintain a record as to the current status of *structures* located in the Historic Districts.

(b) Board Authority to Review Status Designation

- (i) The Board is authorized to change the status of a *structure* or to designate a status for a *structure* with no status designated.
- (ii) 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."

(e) Appeals (Ord. No. 2009-42 § 16)

Decisions made by the historic districts review board may be appealed to the *governing body* as set forth in Section 14-3.17.

(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.

(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* stepbacks from the *street*.

(d) Pitch

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

(e) Scale

The height of a proposed *building* or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of *buildings* in the applicable *streetscape*, or the *building* on which the addition is proposed.

(f) Massing and Floor Stepbacks

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

**(E) Downtown and Eastside Design Standards**

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

(1) Old Santa Fe Style

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

- (a) With rare exception, *buildings* are of one *story*, few have three stories, and the characteristic effect is that the *buildings* are long and low. Roofs are flat with a slight *slope* and surrounded on at least three sides by a firewall of the same color and material as the *walls* or of brick. Roofs are never carried out beyond the line of the *walls* except to cover an enclosed *portal* or *porch* formed by setting back a portion of the *wall* or to form an exterior *portal*, the outer edge of the roof being supported by wooden columns. Two- *story* construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second *story*. Façades are flat, varied by inset *portales*, exterior *portales*, projecting vigas or roof beams, canales or water-spouts, flanking

buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding *walls*;

- (b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- (c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- (d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;
- (e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and
- (f) It is characteristic of old Santa Fe style commercial *buildings* to place a *portal* so that it covers the entire sidewalk, the columns being set at the curb line.

## (2) Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic *buildings* by *retention* of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of *adobe* construction, prescribed as follows:

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

- (e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic; and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

**DEFINITIONS:**

14-12 Contributing Structure:

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

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.