



City of Santa Fe, New Mexico

memo

DATE: January 13, 2026

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

2025-011244-HDRB, 412 Camino Cabra, Downtown & Eastside Historic District, Contributing, Ju Tan, agent for Heather Lundine and Tom Wilmoth, owners, request approval for window replacements, construct a coyote fence to a height of 4'-6", and a yard wall to a height of 3'-9" where the maximum allowable is 5'-1". Two exceptions are requested to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible.

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: Window Assessment

STAFF RECOMMENDATION:

Staff recommends denial of the proposed project and finds that the exception criteria have not been met for the primary facade window replacement. Staff recommends approval for all other elements

of the application as they comply with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Sample motions:

Three motions will be required in this case. One motion is required for the exception to 14-5.2(D)(1)(a) removal of historic material, a second for the exception request to 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible, and a third for the elements of the project that do not require an exception.

Remodels:

- a. In case 2025-011244-HDRB, for 412 Camino Cabra, approve or deny the application as submitted.
- b. In case 2025-011244-HDRB, for 412 Camino Cabra, approve or deny the exceptions to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible, finding that the exception criteria have been met
- c. In case 2025-011244-HDRB, for 412 Camino Cabra, approve or deny the elements of the project that do not require an exception.

Should the Board deny the exception request, the applicant shall return with an alternative proposal for review and approval before proceeding to a building permit.

BACKGROUND & SUMMARY:

Streetscape:

The single-family residence located at 412 Camino Cabra is part of a historic agricultural landscape observed by several historical acequias that border the subject property to the north and east. The Cristo Rey Catholic Church, built in the Spanish Pueblo architectural design style, is monumentally established on the northern periphery of the streetscape just down the hill from 412 Camino Cabra. The historic hydroelectric plant is directly northeast of 412 Camino Cabra and is built in the Territorial Revival style and now serves the community as a residential park. The overall built environment consists of Spanish Pueblo Revival, Territorial, and Vernacular architectural design styles, and many of the residential homes in this area were built between the 1930s and to present day. The overstory consists of large mature aspen, ponderosa pine, juniper, pinon, and cottonwood trees, and the understory consists of vegetated grasses, domesticated flowers and shrubbery, and perennial riparian segments where the historic acequia segments can be observed.

Site Description:

The structure 412 Camino Cabra is a single-family residence listed as contributing to the Downtown and Eastside Historic District, with the east façade designated as primary. The structure was built in 1950 on a 0.147-acre lot, which comprised 734 sq. ft. of roofed area. The structure was built in a modest Santa Fe vernacular style with an L-shaped form constructed of masonry block, metal casement windows, and a wooden flat roof. A portal wraps around the

northeastern façade, comprised of wooden viga beams and corbels. Two alterations occurred after 1978, which include the addition of a portal on the east elevation and a closet addition on the west elevation, but much of the core of the structure remains intact.

The structure was constructed by the Lucrecio Roybal family. One of the sons, Frank Roybal, resided on the property after returning from World War II and is the one who constructed the residence. Frank worked for Allen Stamm's home construction company.

At its November 14, 2023, meeting, the HDRB found that the structure should be designated as contributing to the Downtown and Eastside Historic District, noting the characteristics of vernacular construction during the 1950s. The HDRB designated the east elevation to the south of the portal as a primary facade, as the large steel casement window is character-defining to the window materials available at the time of construction. The applicant is requesting an exception to replace the steel casement window with an aluminum-clad window. The rationale provided by the applicant for the replacement of the window not in kind is related to cost, which is not a consideration when reviewing an exception request.

PREVIOUS CASE SUMMARIES:

ARC:

No previous case files are recorded.

HDRB:

On November 14, 2023, in Case No. 2023-007474-HDRB, the Board adopted staff's recommendation to upgrade the historic status of the structure to contributing with the east façade designated as primary.

ADMINISTRATIVE:

On July 28, 2025, in Administrative Case No. 2025-010906-ADMIN, A re-roof administrative approval was granted for the structure for approximately 920 sq. ft. with a tan silicone roofing system.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Exterior window replacements throughout the house for which an exception is requested on the East primary façade for 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible.
- 2) Install new brick steps leading up to the existing entry portal with a new wrought iron handrail to match the existing one to be removed.
- 3) Construct a 4'-9" new coyote fence and gate around the existing entry portal to replace the existing blue wood fence and gates, where the maximum fence height is 5'-1".
- 4) Construct a 3'-6" new yard walls as shown, where the maximum fence height is 5'-1".
- 5) Stucco patch and repair around window replacements to match existing synthetic stucco in texture and color.

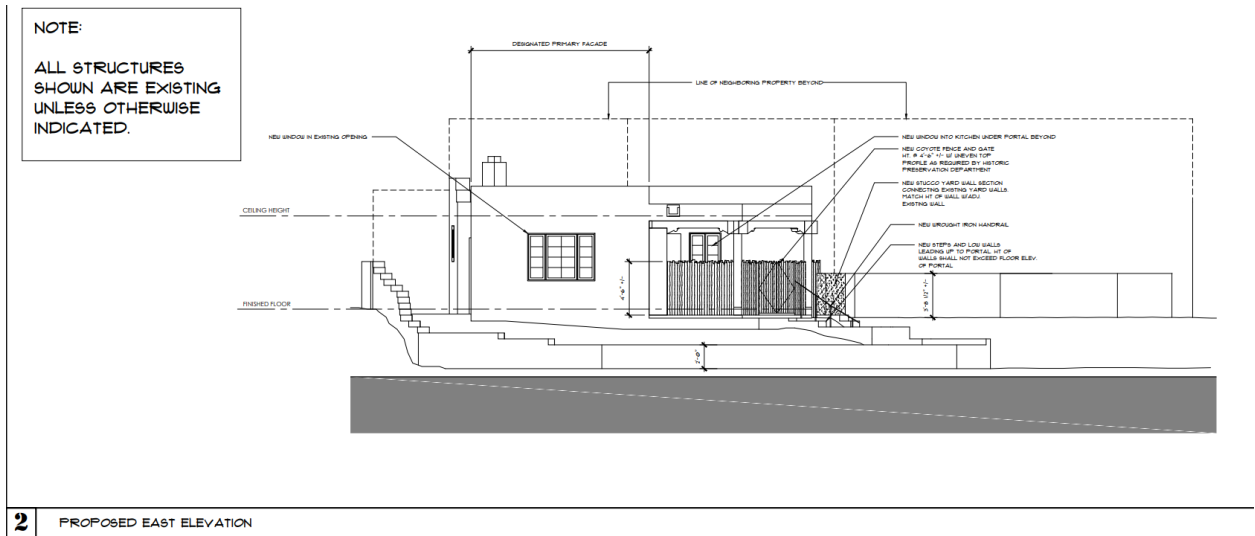


Figure 3. Proposed East Elevation.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(1)(a) removal of historic material: The applicant requests an exception to remove a historic four-over-four steel casement window on the east primary façade with an aluminum-clad window in a similar appearance and dimension.

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

Applicant Response: The removal of the existing window on the Primary East Façade is required as the existing window is damaged, as assessed in the window assessment report by RPA & Associates LLC dated 6/11/2024, and is not repairable. The existing opening will not be modified, and the new proposed window shall fit within the existing opening.

Staff Response: Staff finds that this criterion is not met. Staff has evaluated the applicant’s response, and the replacement of the steel casement window will change the character of the facade. Furthermore, cut sheets or details of the proposed windows were not provided, which impacted the staff’s ability to judge the overall visual impact.

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

Applicant Response: In our assessment, it is cost-prohibitive in the limited work scope of our project to propose steel windows for the house, as it would probably increase the overall project costs by \$50,000.00 or more. The option of going with the Prestige steel product presents a risk to the quality of the end product, as it is untested and unrated.

Staff Response: Staff finds that this criterion is not met. Staff has evaluated the applicant’s response and finds that the replacement of the steel casement window with the Kolbe Vistaluxe WD aluminum-clad window does not sufficiently duplicate the style of the historic window. The burden of cost is not a criterion; furthermore, it is the public’s expectation through the

adoption of historic preservation standards that the overall character of historic buildings will be maintained.

(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: All the other homes in the vicinity have wood-clad windows and doors. As such, we feel that we will be supporting the homogeneity of the stylistic character of the neighborhood.

Staff Response: Staff finds that this criterion is not met. Staff has evaluated the applicant's response and finds that the replacement of the steel casement window with the Kolbe Vistaluxe WD aluminum clad window will impact the character of the primary facade. The applicant has described several options and researched multiple windows; there is not enough evidence that the replacement window will be in-kind.

Exception to 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible. The applicant requests an exception to remove a historic four-over-four steel casement window on the east primary façade with an aluminum-clad window in a similar appearance and dimension.

(i) Do not damage the character of the district

Applicant Response: We acknowledge that the residence is designated as a Contributing property and, according to the historic code, windows on a designated primary façade will need to be restored or replaced with in-kind units in size, style, and material of the original. We have studied our options thoroughly. There is a single façade to the east that is designated Primary, and a single window unit on that façade affected by this rule. In our project scope, we only have 7 window units proposed to be replaced. In the window assessment done by RPA & Associates, LLC, dated 6/11/2024, only 2 of the existing windows can be repaired and are under the existing entry portal. It does not make sense to repair these 2 windows and replace all the others. Hence, we are proposing to replace all 7 window units throughout the house. We would like to replace the windows with Kolbe Vistaluxe WD wood-clad (aluminum-clad) windows instead of replacing them with in-kind steel windows.

Staff Response: Staff finds that this criterion is not met. Staff has evaluated the applicant's response and finds that the proposed replacement window is hard to evaluate, give no specific product information was provided.

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

Applicant Response: In our assessment, it is cost-prohibitive in the limited work scope of our project to propose steel windows for the house, as it would probably increase the overall project costs by \$50,000.00 or more. The option of going with the Prestige steel product presents a risk to the quality of the end product, as it is untested and unrated.

Staff Response: Staff finds that this criterion is not met. Staff has evaluated the applicant's response and finds that restoring one window out of 7 being proposed for replacement does

not represent a hardship; staff is recommending approval for the replacement of all of the other windows.

(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: All the other homes in the vicinity have wood-clad windows and doors. As such, we feel that we will be supporting the homogeneity of the stylistic character of the neighborhood.

Staff Response: Staff finds that this criterion is not met. Staff has evaluated the applicant's response and finds that, while design options were considered, no analysis was provided on what measures can be implemented to restore the existing historic window. Staff has no objection to all other windows being replaced on the residence. Finally, no product material or cut sheets were provided to enable staff or the HDRB to evaluate whether there would be a significant change to the overall appearance of the window.

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* rooftop 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 a 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 complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles, except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and
- (f) Flat roofs shall have not more than thirty (30) inches overhang.

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.