

# City of Santa Fe, New Mexico

# memo

**DATE:** November 18, 2025

**TO:** Historic Districts Review Board Members

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

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

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2025-011328-HDRB, 433 Calle La Paz, Downtown & Eastside Historic District, contributing, Martinez Architecture Studio PC, agent for The John C. Gregory Revocable Trust and the Pamela S Austin Revocable Trust, owners, proposes to replace windows and doors, vigas, install wood railings, exterior stairs with hand rails, and construct a 210 sq. ft. portal to a height of 10'-6" on the main residence, install 5'-0" high fencing, and construct at 148 sq. ft. portal to a height of 11'-5", replace windows and doors, and install an overhang on the casita, and refinish the garage door. An exception is requested to 14-5.2(D)(5)(a)(i) for replacing historic windows.

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other: [previous case documents]

### APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other: [exception criteria]

## STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the exception to section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary facade. Otherwise, staff recommends approval of the other elements of the application as they comply with 14-5.2(D)

General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

**Sample motions:**

Up to two motions will be required in this case.

- a. In case 2025-011328-HDRB, 433 Calle la Paz, approve/deny the exception to 14-5.2(D)(5)(a)(i) to replace historic windows on a primary facade, finding that the exception criteria have/have not been met
- b. In case 2025-011328-HDRB, 433 Calle la Paz, approve/deny the elements of the project that do not require an exception.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

**BACKGROUND & SUMMARY:**

**Streetscape:**

The area that consists of Calle La Paz was an apple orchard in the 1920s. The properties in the area were developed with larger lots, heterogeneous designs, and houses that, for the most part, do not face the street. The addresses were Acequia Madre until 1938, when they were changed to Calle la Paz and Camino Manzano. Calle la Paz is a dirt road lined with yard walls and wood and wire fencing, ranging from three to six feet in height, at the edge of the road. The houses are set back from the road, from five to ten feet on average. Most of the streetscape is Spanish Pueblo Revival Style, and a few territorial style homes. Of the eight properties on the street, only two have free-standing street-facing garages. All of the properties back up along Camino Manzano. Camino Manzano is also a dirt road lined with yard walls and wood fencing. However, the street also has several structures that sit at the side of the road with no setbacks. The view of the properties on Calle la Paz from the Camino Manzano side consists of the rear of homes and backyard walls, fences, and gates.

This area, which includes Sosaya Lane and San Antonio Street, represents the first suburban-style development in the Eastside. Consistent setbacks, lot sizes, and relationship to the street are defining features of early suburbs that were woven into the historic context. Previously, the urban design was more defined by access to acequias and long, narrow lots to provide space for orchards or agriculture.



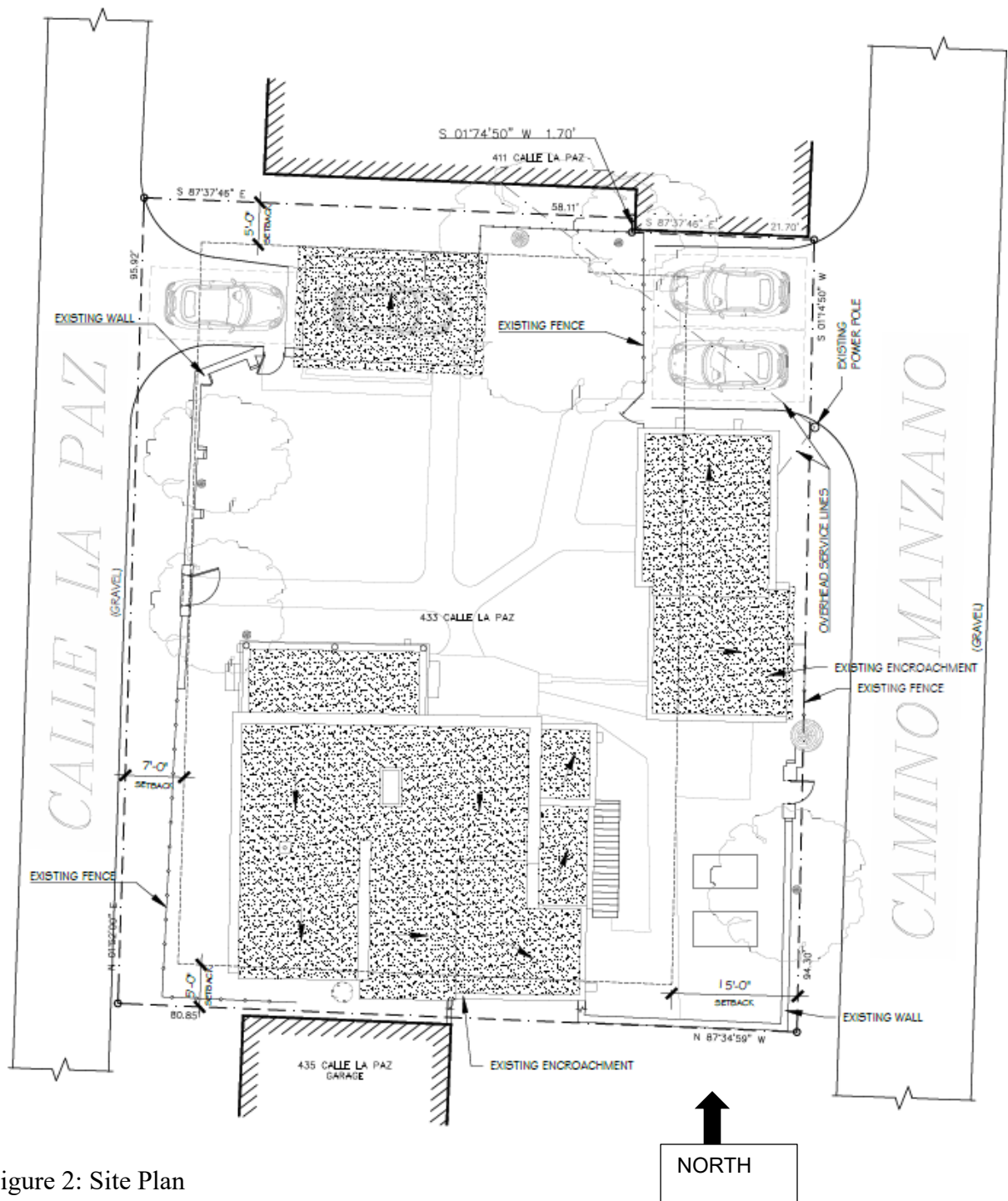


Figure 2: Site Plan

## Buildings:



Figure 3: Main Residence

The 1,358 square foot single-family residence at 433 Calle la Paz is listed as contributing to the Downtown and Eastside Historic District. The original portion of the home was constructed in adobe sometime between 1912 and 1930, with four subsequent additions, all of which were constructed before 1970. The residence is a vernacular interpretation of Territorial Style with Pueblo Revival influence in the additions to the historic footprint. The parapet heights vary, with most having a brick cornice, which was installed in 2001. The main entrance of the residence faces north and is covered by a portal that is off-center to the west due to one of the additions. The recent brick floor of the portal is several feet above ground level, and the roof is supported by wood posts set on concrete pier blocks. The residence retains its original fenestrations with mostly two-over-one wood windows, except one six-over-one wood-clad and one one-over-one vinyl window. The doors are wood, except for one metal door on the east elevation. The residence is stuccoed in cement stucco in “buckskin”. Character-defining elements of the main residence include the original core, original fenestration openings fitted with two-over-one wood windows, and the brick cornice.

The applicant provided a window assessment done by Ra Patterson of the windows and doors throughout the residence. There is a combination of historic and non-historic windows and doors in various stages of wear.



Figure 4: Casita

The 564 square foot casita is listed as non-contributing to the historic district. It was constructed in the early 1980s with frame construction that seems to encompass an older structure on its south end. The casita is a vernacular style with a passive solar design consisting of south-facing clerestory windows and interior brick floors. The main entrance faces west and has a metal panel door and sash windows. The south houses French doors and a sash window, and the upper level has the clerestory windows. The east façade contains wood windows, and the north façade has no openings. According to the window assessment, all windows are non-historic from 1987 to 2015.



Figure 5: Garage

The 264 square foot west-facing garage was constructed before 1958 of hollow clay tile blocks in a Spanish Pueblo Revival style. The roof has been modified with a flat roof with plywood overhang. The vehicle door is a double chevron wood overhead door in a natural color with blue trim surround that matches the blue of the roof overhang. There is a metal light fixture to the south of the door. The south façade holds a non-original 1990 wood pedestrian door painted red, and an eight-lite sash window turned on its side. The window assessment shows this window as a non-historic 1987 window. The north façade has no openings. The garage is a good example of this type of construction and design.



Figure 6: East Yard Wall

There are seventy-inch-tall yard walls along both Calle la Paz and Camino Manzano, which were constructed after 1983. In the 1983 survey photo, a much lower wall was in front of the residence, which was raised in height by 1991, as is illustrated in that survey photo. The west wall contains an arched gate opening that reaches ninety inches and holds a wooden gate. To the south is a seventy-two-inch wood plank fence. The yard wall on Camino Manzano starts at the south corner of the lot and runs to the edge of the guest house. Closer to the guest house is a wooden pedestrian gate topped with a header. At the south end of the guest house starts a seventy-two-inch plank fence that runs for about five to ten feet before ending in a wire fence that is damaged by the overgrown foliage that clings to it.



Figure 7: West Yard Wall

There is a single case on file for the property from 2001. Case H-01-126 was approved for replacing windows, a glass door, and add a new window all on the south and east elevation, raising the roof of the kitchen and installation of coping to match the existing coping, and install an outside stair to the basement on east elevation of the main house and replace the French doors on the south elevation of the guest house.

**PREVIOUS CASE SUMMARIES:**

**ARC:**

No archaeological clearance has been issued for the property.

**HDRB:**

2025-010839-HDRB the Board was to maintained the main residential structure's contributing status and designated the north (R1) as the primary facade excluding the portal which appears to be new based on the HCPI that refers to non-weathered wood and a new flooring and decking, the sidelite window which per the HCPI is likely not original, and excluding the eastern addition wall which has no coping unlike the rest of the house, designated the garage as contributing with the west (G4) as the primary facade, and designated the guesthouse and yard walls as non-contributing due to their age.

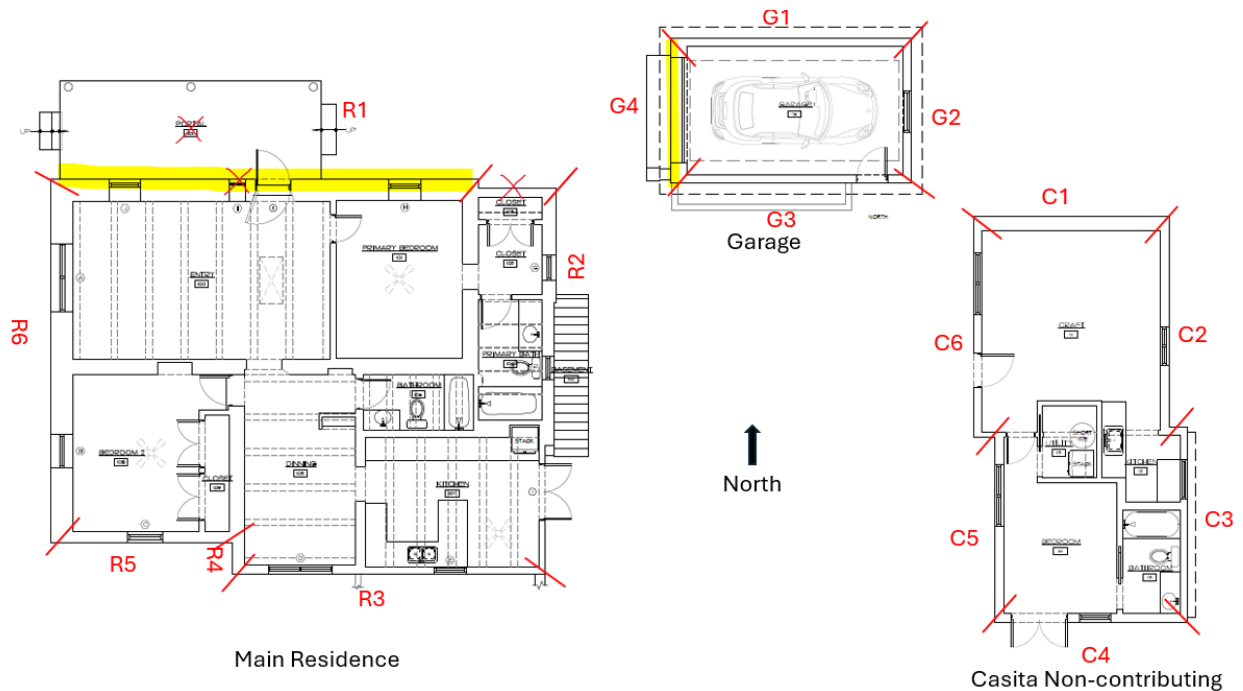


Figure 8: Façade Diagram

H-01-126 was approved for replacing windows, a glass door, and adding a new window all on the south and east elevation, raising the roof of the kitchen, and installation of coping to match the existing coping, and install an outside stair to the basement on east elevation of the main house and replace the French doors on the south elevation of the guest house.

**ADMINISTRATIVE:**

There are no administrative cases on file.

**APPLICANT’S REQUEST:**

The applicant proposes the following exterior alterations:

**Main Residence**

1. Replace windows and doors. An exception is requested to section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary façade. The windows will be replaced with double-pane wood windows with divided lites, and sizes to match the existing windows.
  - a. North
    - i. Window MH-H 32”x 64” Double Hung
    - ii. Window MH-J 29”x 48” Double Hung
    - iii. Window MH-I14”x 51” fixed (excluded from the primary façade designation).
  - b. West
    - i. Window MH-A 71”x 38” fixed barn sash
    - ii. Window MH-B 32” x 64” Double Hung
  - c. East
    - i. Window MH-F 26” x 32” double hung 2015 clad
    - ii. Window MH-G 21” x 31” fixed barn sash

- iii. Door MH-#1 wood frame door 60" x 81" clad 2015 will be replaced with a wood sliding divided lite door.

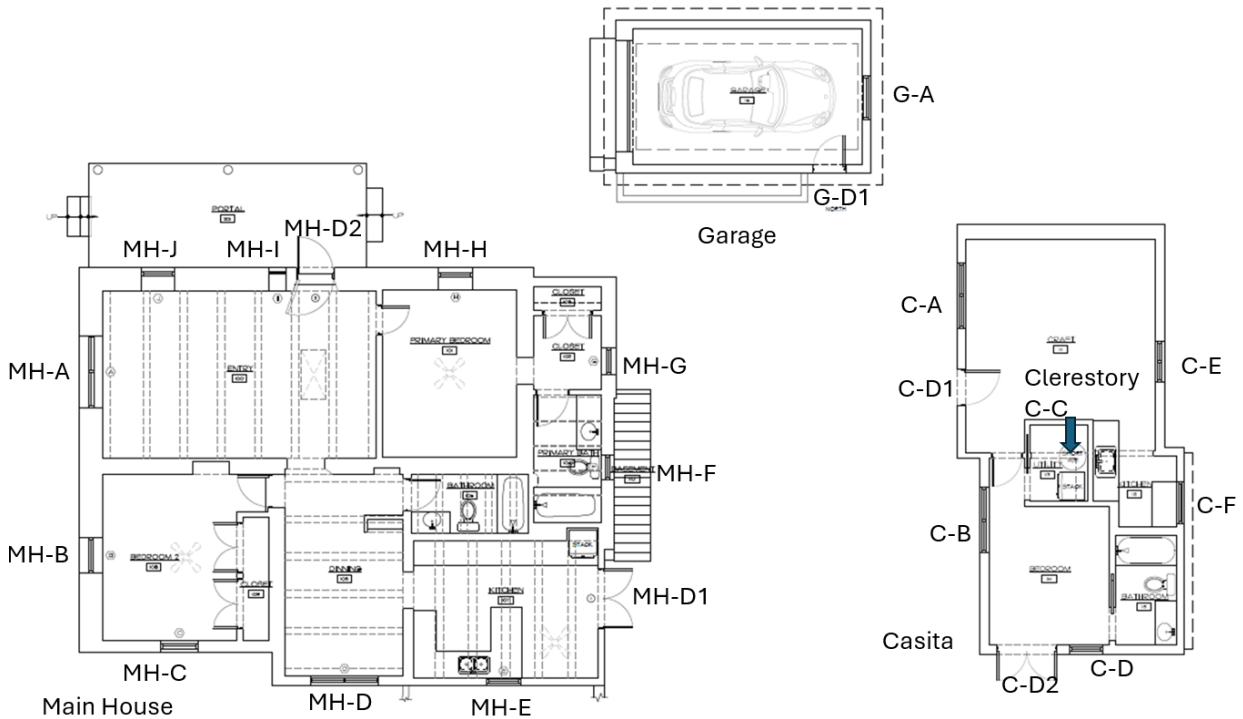


Figure 9: Window Schedule

2. Replace vigas and beams on the north portal with identical viga posts and beams to remove deteriorated and painted wood.
3. Install wood railings to span the side of the existing portal.
4. Install exterior stairs with iron handrails on the north side of the northern portal.
5. Construct a 210 sq. ft. portal to a height of 10'-6" on the east of the main residence. The portal will have a stucco and wood slat cover.

Casita

1. Construct a 148 sq. ft. portal to a height of 11'-7" on the west elevation. The portal will be Spanish Pueblo in style with a stucco parapet, square columns, and double corbels below a wood header.
2. Replace windows and doors. All the windows on the casita are non-historic from 1987 to 2015. The windows will be replaced with divided lite grid, double-pane wood windows.
  - a. West
    - i. Window C-A 60" x 40" horizontal sliding
    - ii. Window C-B 60" x 46" horizontal sliding
  - b. East
    - i. Window C-F 30" x 30" awning
    - ii. Window C-E 36" x 46" horizontal sliding
3. Install an overhang on the south elevation.

#### Garage

1. Refinish the garage vehicle and pedestrian doors.

#### Property

1. Construct a 5'0" high coyote fence on the Manzano or west side of the casita to replace the wood slat and metal wire fencing that currently exists.
2. Construct a 5'0" high coyote fence on the north property line with a pedestrian gate on the east between the fence and the garage.
3. Remove interior courtyard walkways and install a water fountain.

### **EXCEPTION CRITERIA AND RESPONSES:**

Exception to Section 14-5.2(D)(5)(a)(i): The applicant requests an exception to replace historic windows on a primary façade.

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

Applicant Response: The replacement double hung windows would match the existing material, lite pattern, and color, and the appearance of the windows would not affect the character of the district compared to the existing condition. Replacement of the windows would help extend the lifespan of the building, which would benefit the district.

Staff Response: Staff finds that this criterion is met. The replacement windows will appear in kind and will not damage the character of the district.

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

Applicant Response: The applicant desires to replace the deteriorated single-pane windows because of their single-pane construction and water infiltration. The applicant desires to replace the windows as part of their effort to maintain the contributing home as a viable part of the historic district without changing the appearance of the primary facade. Denying the exception would preclude the applicant's efforts, to their detriment, and result in the continued deterioration of the walls and the windows, ultimately injuring the condition of the home and the public welfare.

Staff Response: Staff finds that this criterion is met. Per the window assessment: "Windows B & H and J are historic; however, there are signs of water penetration underneath the sills of the windows, causing structural integrity damage to the adobe. The windows would need to be removed to properly flash the openings to stop the water penetration. The window jambs are the buck in the openings. Removal of the window would destroy the jamb and cause the historic window to be non-reusable and non-restorable. Window G is historic; however, rotted beyond 40% and is non-restorable. Windows and doors A, C, D, E, DR #1, F, and I are non-historic." Replacing windows that allow water penetration is necessary to avoid further damage to the contributing building.

#### *(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

Applicant Response: The applicant considered retaining the windows and adding a second pane, but that is not feasible given the manner in which the window units were constructed. Adding storm windows would detract from the historic appearance of the façade and is not practical. The applicant also considered different styles of windows and decided on the proposed replacement in-kind as the preferred method of achieving their objective of enhancing the livability of the house and its lifespan while maintaining the historic appearance of the primary façade.

Staff Response: Staff finds that this criterion is met. Replacing windows that allow water penetration is necessary to avoid further damage to the contributing building and allow for continued use of the residence.

## **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.

#### **(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 Step backs

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, yard wall, or fence* is located in a *streetscape* that includes no *buildings, yard walls, or fences*, the height of the proposed *building* shall not exceed sixteen (16) feet. *Yard walls* 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. *Yard walls* and fences shall be limited to a height that does not exceed the average of the height of other *yard walls* and fences in the *streetscape*.
- D. 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* step-backs 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 Step backs

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*, *yard wall*, fence, or proposed step back of upper floor levels is in harmony with the massing of the applicable *streetscape* and *preservation* of the historic and characteristic visual qualities of the *streetscape*. The 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.