

**City of Santa Fe
Historic Districts Review Board
Findings of Fact and Conclusions of Law**

Case # 2025-10839-HDRB

Address – 433 Calle la Paz

Agent's Name – Martinez Architecture Studio

Owner/Applicant's Name – John C. Gregory and Pamela S. Austin Revocable Trusts

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on August 12, 2025.

BACKGROUND

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 built before 1970. The residence is a vernacular interpretation of Territorial Style with Pueblo Revival influence. The roof heights vary, with most having a brick cornice, installed in 2001. The residence retains its original fenestrations with mostly two-over-one wood windows. Character-defining elements of the main residence include the original core, original fenestration and the brick cornice. The Applicant provided a window assessment, showing a combination of historic and non-historic windows and doors in various stages of wear.

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. 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 non-historic. The north façade has no openings.

The 564-square-foot casita is listed as non-contributing. It was built in the early 1980s with frame construction that seems to encompass an older structure on its south end. The casita is of vernacular construction 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 façade has French doors and a sash window, and the upper level has the clerestory windows. The east façade has wood windows; the north façade has no openings. According to the window assessment, all windows are non-historic, dating from 1987 to 2015.

There are 70-inch-tall yard walls along both Calle la Paz and Camino Manzano, which were added after 1983. In the 1983 survey photo, a much lower wall was in front of the residence, which was augmented upward by 1991, as illustrated in that survey photo. The west wall contains an arched gate opening that reaches 90 inches and holds a wooden gate. To the south is a 72-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 72-inch plank fence that runs for about five to 10 feet.

The Applicant requests:

- 1) Status confirmation with primary façade designation, if applicable, of the main residence.
- 2) Status designation with primary façade designation, if applicable, for the garage.
- 3) Status confirmation with primary façade designation, if applicable, of the casita.
- 4) Status designation of the yard walls on Calle la Paz and Camino Manzano.

FINDINGS OF FACT

After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:

1. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code (“SFCC”) requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the residential structure be maintained as contributing, with the north façade (R-1) designated primary; the garage be designated as contributing, with the west elevation (G-4) as the primary façade; and the guest house and yard walls be designated non-contributing due to their modernity; per SFCC Section 14-5.2(C), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
5. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-5.2(E).
6. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve “significant,” “contributing,” or “non-contributing” status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-12.1, the definition of a “contributing structure” is “a structure, located in a Historic District, approximately 50 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.”
8. Under SFCC Section 14-12.1, the definition of a “primary façade” is one or more principal faces or elevations of a building with features that define the character of the building’s architecture.
9. Under SFCC Section 14-12.1, the definition of a “non-contributing structure” is a “structure, located in a Historic District, that is less than 50 years old or that does not

exhibit sufficient historic integrity to establish and maintain the character of the Historic District.”

10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the main residential structure meets the definition of a “contributing structure,” as previously determined and as recommended by the Staff.
11. The Board finds that the north façade (R-1) is the primary elevation of the main residential structure with the features that define the character of the structure’s architecture.
12. The Board finds that the north-elevation portal, which appears to be new based on the HCPI that refers to non-weathered wood, new flooring and decking, is not a character-defining feature. The Board also finds that the side-lite window, which per the HCPI is likely not original, and the eastern addition, which has no coping, as distinguished from the rest of the house, are not character-defining features.
13. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the garage structure meets the definition of a “contributing structure,” as recommended by the Staff. The Board finds the vernacular construction of the garage with hollow clay-tile blocks in a Spanish Pueblo Revival style to be historic architectural design qualities significant for this District.
14. The Board finds that the west façade (G-4) is the primary elevation of the garage structure, with the features that define the character of the structure’s architecture.
15. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the guesthouse structure and the yard walls meet the definition of “non-contributing structures,” as recommended by the Staff. The evidence shows that these structures are not historic.
16. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the application as follows:

1. The Board has the authority to review and approve the application.
2. The Board grants the Applicant’s request to review historic status.
3. The Board maintains the main residential structure’s contributing status.
4. The Board designates the following elevation of the main residential structure as the primary façade: north (R-1), excluding the portal, side-lite window and eastern addition.
5. The Board designates the garage as a contributing structure.
6. The Board designates the following elevation of the garage as the primary façade: west (G-4).
7. The Board designates the guesthouse structure as non-contributing.
8. The Board designates the yard walls as non-contributing.

IT IS SO ORDERED ON THIS 9th DAY of JUNE, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date