

City of Santa Fe, New Mexico

memo

DATE: August 26, 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

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

2025-010871-HDRB, 439 Camino del Monte Sol, Downtown and Eastside Historic District, Contributing, Craig Hoopes, agent for Chris Greulich and Matthew Boland, owners, request status review with primary façade designation(s) if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Proposed Façade Diagram and
Previous Case Documents

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be upgraded to significant, per 14-5.2(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

- a. Approve or deny Case #2025-010871 to upgrade the status to significant at 439 Camino del Monte Sol.

- b. Approve or deny Case #2025-010871 to maintain contributing status and designate the north elevation as the primary façade at 439 Camino del Monte Sol.
- c. Approve or deny Case #2025-010871 to downgrade the historic status to non-contributing at 439 Camino del Monte Sol.

BACKGROUND & SUMMARY:

The single-family residence at 439 Camino del Monte Sol Lot 1-A is listed as contributing to the Downtown and Eastside Historic District. The main residential structure was built in 1925 on a 0.73-acre parcel and comprises of 5,894 sq. ft. of roofed area. The 1991 New Mexico Historic Building Inventory (HBI) survey form records the architectural design style as Spanish-Pueblo Revival as seen by the adobe block and wooden viga construction material, recessed doors and windows, and flat roof with rounded parapets. The structure has undergone several alterations and additions in the 1990s as noted below, however the core structure maintains the original inception of design and character to the streetscape and district in which it resides. The recommended upgrade of historic status to significant will ensure the preservation and integrity of the structure for future generations.

It is important to note that, while there were many additions over time, most are historic. Those additions represent the evolution over time from art salon, to apartments, and now as a single-family residence. The additions of a bathroom and bedroom in 1958 and the courtyard wall in 1997 do not detract from the significant status of the main structure which holds its original form from conception.

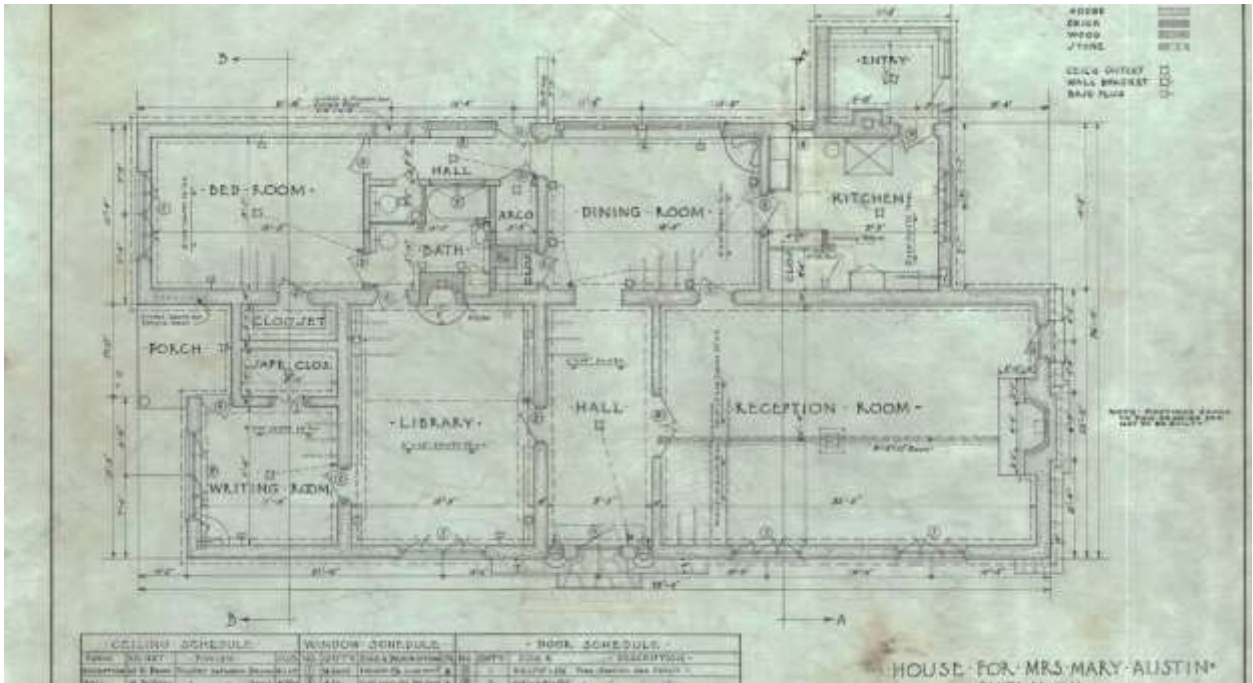


Figure 1. 1925 John Gaw Meem proposed floor plan.



Figure 2. 1958 Aerial illustrating additions that are historic in their own right, reflecting the evolution of the building.

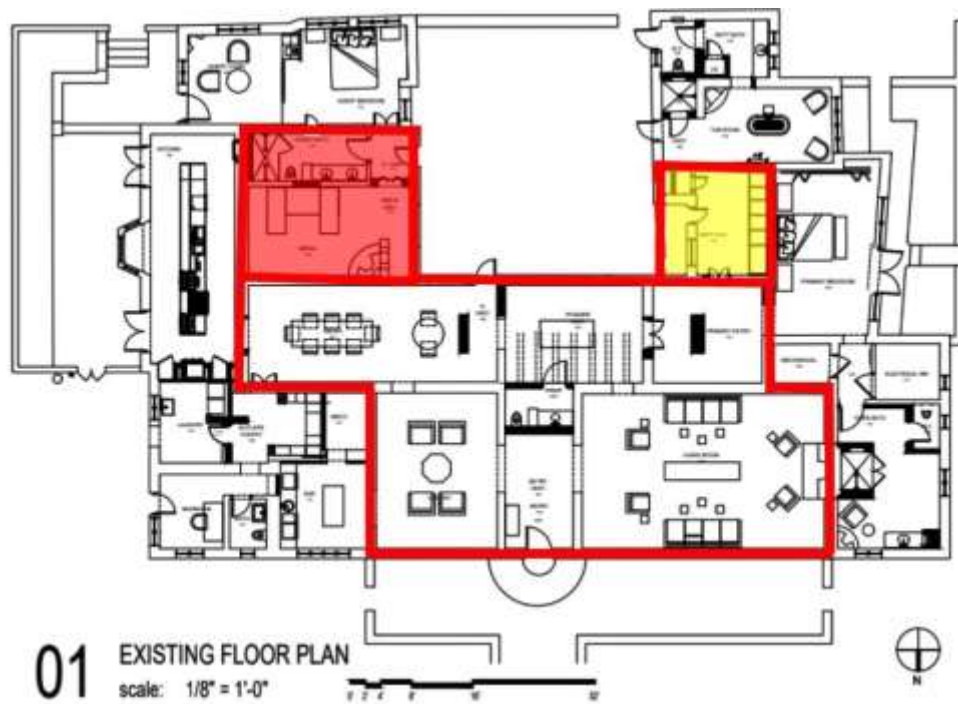


Figure 3. Existing Floor Plan showing the evolution of the structure from 1925 through 1997.

Previous cases at 439 Camino del Monte Sol Lot 1-A include:

On June 10, 2025, in Case No. 2025-010495-HDRB, the Historic Districts Review Board (HDRB) made a motion to postpone the case in favor of obtaining a new Historic Cultural Properties Inventory (HCPI) report for this building so Board members can review the status before reviewing the design that was proposed.

On November 25, 1997, in Case No. H-97-172A, the Board moved to approve the construction of a new single-bay garage at the northwest section of the main house to a height of 9'-6" to 11' from grade. The motion passed with a 6-0 vote for and none against.

On November 25, 1997, in Case No. H-97-172B, the Board moved to approve the construction of a new single-bay garage on the east elevation of the main house to a height of 10' to 11' from grade. The motion passed with a 6-0 vote for and none against. The garage was never constructed by the gallery.

On November 5, 1997, in Case No. H-97-171, the Board moved to approve the application as submitted which included the removal of bay windows and French doors, creating a portal and restoring the historic profile of the east elevation, the insertion of French doors beneath the proposed portal, and the construction of a dividing courtyard wall at the same height as the existing walls at the south of the building. The motion passed with a 6-0 vote for and none against.

APPLICANT'S REQUEST:

The applicant requests status review with primary façade designation(s) if applicable.



Figure 4: Proposed Façade Diagram for Contributing Status at 439 Camino del Monte Sol.

Primary Façade: ———

Non-primary 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.

DEFINITIONS:

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

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 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

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.