

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

**Case # 2025-10339-HDRB**

**Address** – 629 Camino del Monte Sol

**Agent’s Name** – Gayla Bechtol, Architect

**Owner/Applicant’s Name** – David Garrity

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on May 13, 2025.

**BACKGROUND**

The single-family residence at 629 Camino del Monte Sol is listed as non-contributing to the Downtown and Eastside Historic District. The structure is part of a condominium complex that grew from a single structure built at 625 Camino del Monte Sol in 1946. Subsequent owners obtained permits to build additions in the 1980s, and a 1983 New Mexico Historic Building Inventory reads that the single address at 625 Camino del Monte Sol appeared to be a triplex. The exact configuration of the condominiums was indeterminable until 1988, when the owners recorded a condominium declaration listing four addresses, 623, 625, 627 and 629 Camino del Monte Sol.

Since it was first surveyed in 1992 with a Historic Buildings Inventory, 629 Camino del Monte Sol has received at least two additions. This included a new bedroom suite at the northeast corner built before 2001, and a new portal on the southeast corner and detached carport added in 2003. There is no record of permits for any of these projects, and the file for HDRB Case # H-03-137 reads that the City issued a stop-work order for the portal and carport, and the HDRB gave retroactive approval for them in a hearing October 14, 2003. At that time, all the structures in the condominium compound had a non-contributing designation.

At this hearing, the Applicant asks the Board to review the structure’s historic status and to designate primary facades, if applicable. Staff has determined that due to substantive changes to the structure, uncertainty over the original layout of the units, when various changes took place and when each unit took its current configuration, the criteria for contributing or significant status are not met. The Staff recommends that the existing non-contributing status be retained.

**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. City Historic Preservation Division 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 structure be maintained non-contributing, per SFCC Section 14-5.2(C)(2) Designation of Significant, Contributing or Noncontributing Status in Historic Districts.
3. The project is subject to the requirements and general design standards set forth in SFCC Section 14-5.2(D), General Design Standards.
4. 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).
5. 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.
6. 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.”
7. Under SFCC Section 14-12.1, the definition of “non-contributing structure” is a “structure, located in a Historic District, that is less than 50 years old or does not exhibit sufficient historic integrity to establish and maintain the character of the H District.”
8. 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 structure meets the definition of a “non-contributing structure,” as recommended by the Staff. The Board finds that the historic integrity of the structure is lost due to uncertainty about the historicity of changes over its lifetime, and the number and scale of plainly non-historic alterations to it.
9. 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 structure’s non-contributing status.

**IT IS SO ORDERED ON THIS 14<sup>th</sup> DAY of OCTOBER, 2025, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

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Cecilia Rios  
Chair

\_\_\_\_\_  
Date

FILED:

Andréa Salazar  
City Clerk

Date

APPROVED AS TO FORM:

\_\_\_\_\_  
Frank Ruybalid  
Assistant City Attorney

\_\_\_\_\_  
Date