

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

Case # 2025-10351-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 compound with four addresses (623, 625, 627 and 629 Camino del Monte Sol) as recorded in the Santa Fe County Assessor tax parcel map. A 1983 New Mexico Historic Building Inventory reads that the single address at that time at 625 Camino del Monte Sol appeared to be a triplex. According to the 2025 Historic Cultural Properties Inventory, the four addresses at the compound were established in 1988 per a recorded condominium plat.

In Case # 2025-10339-HDRB, also heard May 13, 2025, the Board re-affirmed the existing status of the structure as non-contributing, finding that the historic integrity of the original structure has been lost due to uncertainty about the original configuration and timeline of changes to it, and the number and scale of plainly non-historic alterations.

At this hearing, the Applicant requests Board approval of the following items:

- 1) Construct a new 60-square-foot mechanical room addition on the north elevation to a height of 8’9” in the Spanish Pueblo Revival design style.
- 2) Replace all doors and windows with true divided-lite doors and windows colored turquoise blue.
- 3) Raise the parapet on the kitchen’s north elevation 18 inches, if necessary, and the main structure 12 inches, depending on the condition of the roof.

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. Land Use Department Staff conducted a preliminary zoning review (“PZR”) and determined that the application appears to meet the underlying zoning standards set forth in the Santa Fe City Code (“SFCC”).
2. Historic Preservation Division Staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable SFCC

requirements and provided the Board with a written report of its findings (“Staff Report”), which evaluates the factors relevant to the application.

3. Historic Preservation Division Staff Recommendation: Staff recommended approval of the proposed project and determined that the application complies with SFCC Sections 14-5.2(D), General Design Standards for all Historic Districts, and 14-5.2(E), Downtown and Eastside Design Standards.
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. Under SFCC Sections 14-2.6(B-C), 14-5.2(A)(1), 14-5.2(C)(3)(a-b), and 14-5.2(C)(4), the Board has authority to review, approve, with or without conditions, or deny, all or some of the Applicant’s proposed design to assure overall compliance with applicable design standards.
7. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and that no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
8. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable requirements for Board review as herein described have been met.
9. The information contained in the Staff Report and exhibits, and the testimony and evidence submitted at the hearing, establishes that all applicable design criteria have been met, subject to the conditions imposed by the HDRB, as described below.

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 approves Items # 1-3 as set forth in the application, as recommended by Staff, with the following additional conditions:
 - a. That the windows be made consistent in their divided-lite patterns with either a square or vertical pattern; they are allowed to be simulated divided lites at the Applicant’s discretion.

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

Cecilia Rios, Chair

Date

FILED:

Andréa Salazar
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date