

City of Santa Fe, New Mexico

memo

DATE: February 10, 2026

TO: Historic Districts Review Board Members

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

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

2026-011829-HDRB. 408 Camino del Monte Sol. Downtown & Eastside Historic District.
Contributing. Christopher Purvis, agent for Bruce Stocks, owner, proposes to construct a 125 sq. ft. addition to a height of 10'-0".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Previous Case files

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Sample motions:

- a. In case 2026-0111829-HDRB, for 408 Camino del Monte Sol, approve or deny the application as submitted.

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.



Figure 1: Site Location

BACKGROUND & SUMMARY:

Streetscape:

The subject property sits at the intersection of Camino del Poniente, Acequia Madre, and Camino del Monte Sol and has three effective street frontages.

Camino del Poniente is a short street that runs west of Camino del Monte Sol and terminates at Calle La Pena. The streetscape is lined with medium-to-high-yard walls and coyote fences at each property. Residences along the streetscape are set back about ten feet and are designed in the Spanish Pueblo Revival style with medium to dark brown stucco, and trim colors tend to be brown, white, or blue. There are a couple of two-story residences, but most are single-story. The street is heavily lined with trees and vegetation in the yards.

Along the Acequia Madre streetscape, there are no yard walls on the north side and high yard walls on the south side. Buildings are set back about ten feet from the street, in the Spanish Pueblo Revival style with medium brown stucco and trim. There are a two-story residence and a single-story commercial building on the streetscape along Acequia Madre. Acequia Madre is lined with trees and vegetation in the residential yards to the south. The northern commercial building on Acequia Madre has gravel and rock landscaping with sculptures on the interior of the sidewalk.

Camino del Monte Sol to the north has two Spanish Pueblo Revival style structures, a vernacular style pitch roof structure, and two parking lots. To the south, residences have taller yard walls or coyote fencing along the street at the front property lines. There are some parking areas on the east side of the street. The buildings are a mix of Spanish Pueblo Revival style and Vernacular style. The colors are medium brown stucco with either blue, white, or brown trim.



Figure 2: View of Residence from Camino Del Poniente



Figure 3: View of Residence from Camino del Monte Sol

Site Description:

The structure at 408 Camino del Monte Sol, known as the Frank Applegate house, is a single-family residence located in the Downtown and Eastside Historic District. The house is listed as contributing to the district. Primary facades are designated as the north and east (Facades 1 and 8). The house was built in 1924 and is constructed in the Pueblo Revival style.

Among other houses on Camino Del Monte Sol, this subject property illustrates the inception of the "Santa Fe Style." A significant number of twentieth-century artists lived in and contributed to the style of the Camino del Monte Sol streetscape. Among the artists contributing to the art and architecture of Santa Fe and the Camino del Monte Sol neighborhood is the former owner of this house, Frank Applegate.

According to the 1991 Historic Cultural Properties Inventory, the house was designed by John Gaw Meem's architectural partner, Hugo Zehner. Frank Applegate added the second floor in the 1920s. Aspects of the house that define the house's style include the stuccoed exterior, the battered walls and parapets, corner buttresses, and exposed lintels.

The walls along the street frontages are non-contributing and non-historic, being constructed after 1983.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

The Historic Districts Review Board designated the residential structure as contributing to the district on February 28, 2023, under case 2023-006352-HDRB. The HDRB designated the north (facade 1) and east (facade 8), including the window openings, but excluding the non-historic windows, as the primary facades.

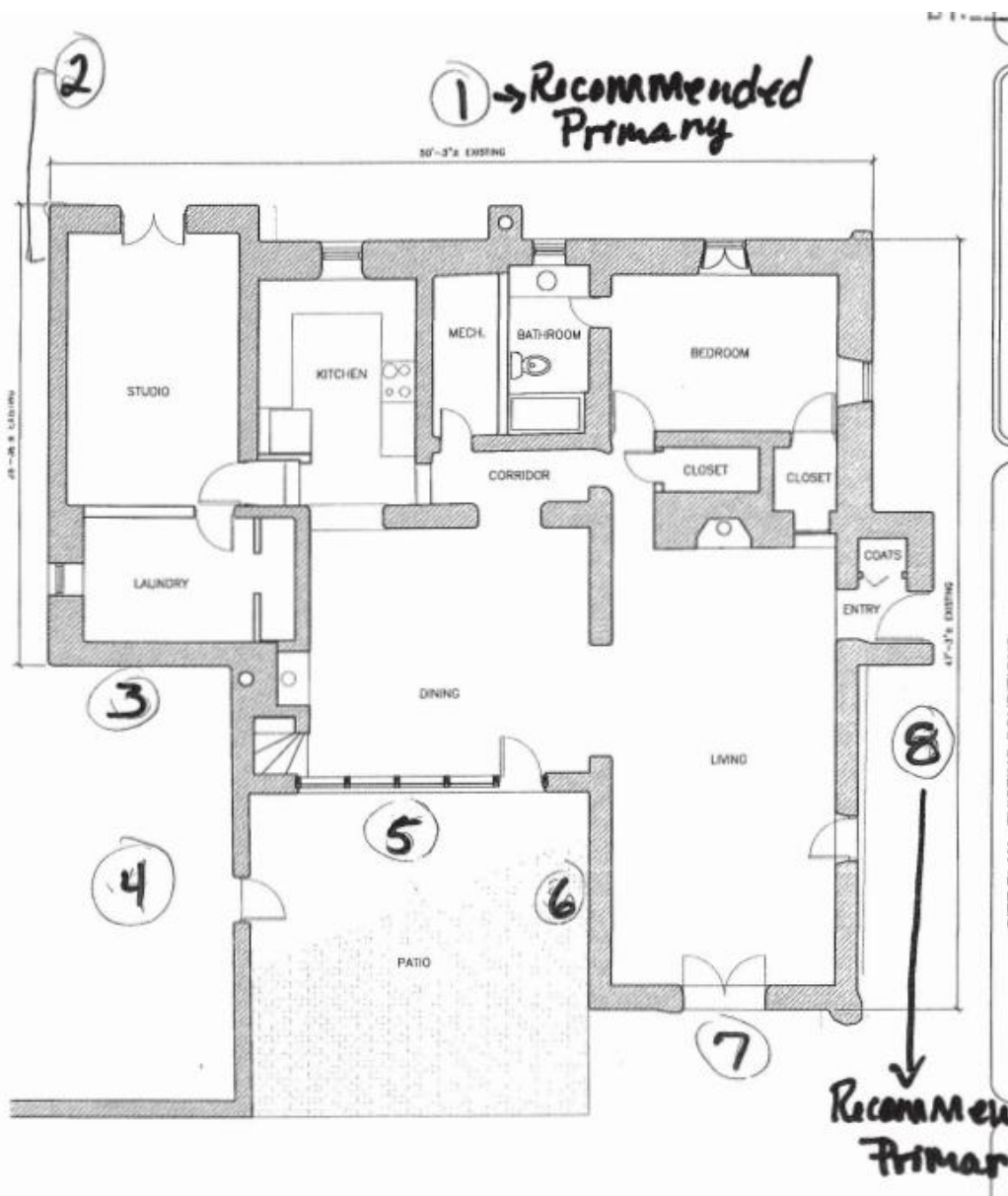


Figure 4: Façade Diagram

Case H-18-044A for a status review was scheduled for May 8, 2018, but was postponed to May 22, 2018, because the applicant was not present at the hearing. On May 22, 2018, the case was subsequently postponed because the applicant was not present at the hearing. The case did not proceed to be heard.

In addition, there is a case H-18-044B for an addition that was dependent on the status review, which did not proceed.

There is a notation for a 1983 case for the demolition of the sunroom and a remodel, but the case is not on file for reference.

ADMINISTRATIVE:

Staff issued an approval under case 2024-007793-ADMIN for 1) On the lower range of openings of the south elevation replace the single French door to a double French door also replace the remaining three single Thermopane with new fixed 15-lite aluminum clad windows 2) on the middle layer replace the existing five 9-

lite casements with new 9-lite aluminum clad awnings 3) on the top layer replace the seven fixed single lite Thermopane with seven aluminum clad 9-lite awning windows and infill the remaining portion of the opening with 1x painted wood boards to match the corbels over sheet waterproofing, and 4) Finally clad the exposed structural muntins with dark brown aluminum to ensure a waterproof wall.

Staff issued an approval under case 2020-002957-ADMIN for the re-roof of the structure while terminating the roofing material within the first half of the top of the parapet as submitted, with the conditions that there shall be no publicly visible rooftop appurtenances and that no roofing material shall be publicly visible.

APPLICANT’S REQUEST:

The applicant proposes the following exterior alterations:

- 1) Remove the 75 sq. ft. lean-to shed on the southwest side of the residence.
- 2) Construct a 125 sq. ft. addition on the southwest side of the residence to replace the shed. The addition is on a non-primary façade and is not within 10’ of the primary façade. The addition will be in the Spanish Pueblo Revival style to match the residence and will be constructed to a height of 10’-0”, which is lower than the rest of the residence, which has a height of twenty feet. The addition will be stuccoed in cementitious stucco to match the adobe residence’s stucco. The addition will have an interior pedestrian door for access from the residence and a window on the south elevation.

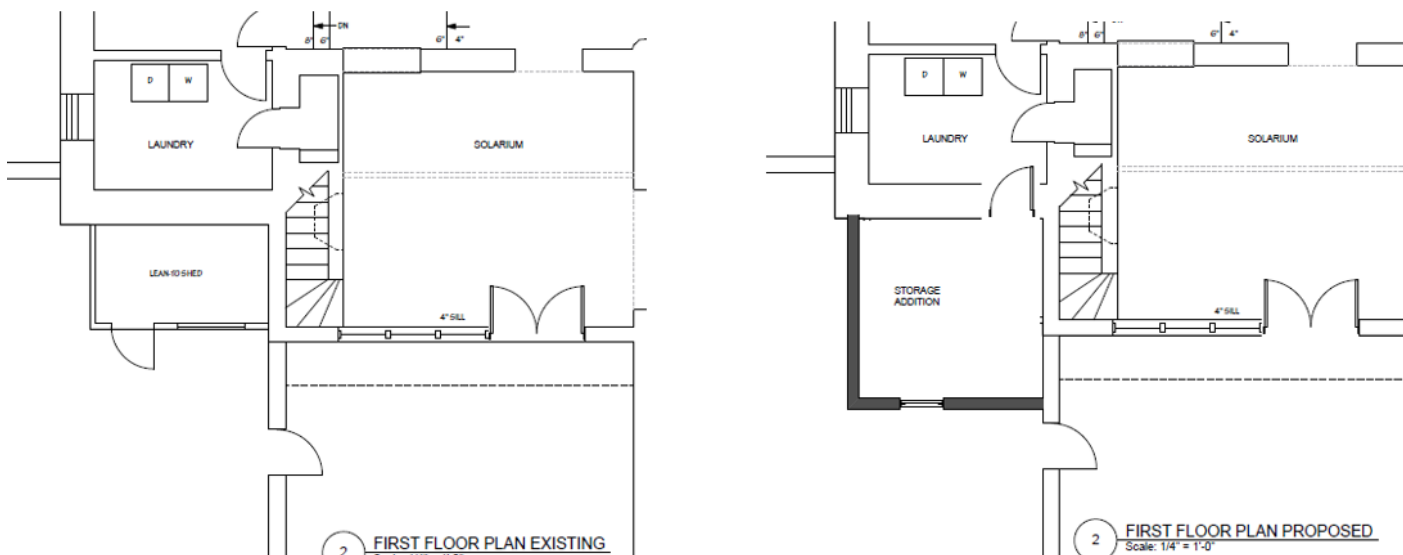


Figure 5: Floor Plan Area of Proposal

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

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A. General Provisions

1. Purpose

To promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

- I. Continue the existence and preservation of historic areas and buildings;
- II. Continued construction of buildings in Santa Fe's historic styles; and
- III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

B. Buildings with Significant or Contributing Historic Status

1. Purpose

Historic designation is intended to address the following:

- I. Recognizing each structure as a physical record of its time, place, and use.
- II. Preventing changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings;
- III. Preserving and retaining changes to structures that have acquired historic importance in their own right, recognizing that most structures change over time;
- IV. Preserving distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure; and
- V. Avoiding making new additions and related or adjacent new construction 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.

D. General Design Standards for All Historic Districts

These standards shall apply to all additions or alterations to existing structures in the Historic Districts. Contributing, significant, and landmark structures may be subject to specific additional restrictions and district-specific standards in Section 14-4.6G).

1. General

- I. The historic status of a property with a historic status designation of significant,

contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a property 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 is prohibited.

- II. If a proposed alteration or new construction will cause an adjacent property to lose its significant, contributing, or landmark status, the application may be denied.
- III. For the regulations of this subsection, all facades of a significant structure are primary facades.

2. Building Additions

I. Design

- a. Building additions that meet the standards of Section 14-4.6G.2), *Downtown and Eastside Historic District*, shall continue to meet those standards, in addition to the standards set forth in this section.
- b. Building additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall be distinguishable from and not attempt to duplicate the existing structure.

II. Size and Location

- a. Building additions are not permitted on primary facades.
- b. All building additions shall be set back a minimum of ten feet from the primary facade.
- c. Building additions shall not exceed 50 percent of the square footage of the building's historic footprint and shall not exceed 50 percent of the historic length in linear feet of the primary facade.
- d. To the extent architecturally practicable, new building additions shall be attached to any existing non-primary facade of a structure rather than attaching them to the primary facade of a structure.

III. Height

- a. The maximum height of building additions to significant and landmark structures shall be at least six inches lower than the parapet or equivalent roof feature of the existing adjacent connecting facade.
- b. Building additions to 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.

IV. Remodeling to Increase Height

- a. For remodeling of an existing significant or landmark structure, no increase in height of the structure is permitted.

- b. For remodeling an existing contributing structure, a height increase may be permitted through approval of an exception, as described in Section 14-4.6D.

V. Rooftop Equipment

Rooftop equipment, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, may only be installed on contributing and noncontributing structures and shall not be publicly visible, nor shall a parapet be raised to conceal such equipment.

3. Porches and Portals

Existing porches or portals on significant and landmark structures, and on primary facades of contributing structures, shall not be permanently enclosed.

4. Windows, Doors, and Other Architectural Features

- I. For all facades of significant and landmark structures and for the primary facades of contributing structures:
 - a. 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 window opening shall be widened or narrowed.
 - b. Window depth and other characteristics of window and door fenestration shall be preserved.
 - c. No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
 - d. No historic opening shall be closed.
- II. For all facades of contributing, significant, and landmark structures:
 - a. Architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.
 - b. 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.
 - c. Replacement or duplication of missing features shall be substantiated by documentation, physical, or pictorial evidence.

5. Roofs

The existing historic 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 historic feature of the structure.

6. Surface Cleaning

The surface cleaning of structures shall employ the gentlest means possible. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials are not permitted.

7. Archaeological Resources

Discovery of archaeological resources made during the development of a historic property shall be referred to the Archaeological Review Committee. See Section 14-2.1G.1.V.c, *Unexpected Discoveries*.

G. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

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.

I. 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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, open 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 rules as to flat roofs shall not be constructed 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 aerals, 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 a 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.

II. 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 that of Adobe construction, prescribed as follows:

- a. No building shall be over two stories in height in any façade unless the façade includes 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. Facade 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
- C. Flat roofs shall have not more than thirty (30) inches overhang.