

City of Santa Fe, New Mexico

memo

DATE: February 28, 2023
TO: Historic Districts Review Board Members
FROM: Ramon Sarason, Senior Planner, Historic Preservation Division

Case: #2023-006352-HDRB

Address: 408 Camino del Monte Sol
Historic Status: Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- District Standards & yard wall
& fence standards.
- Historic Inventory Form
- Preliminary Zoning Review Sheet
- Other: Façade diagram.

APPLICANT SUBMITTALS

- Proposal Letter
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other:

STAFF RECOMMENDATION:

Staff recommends that the North Façade (Façade 1) and the East Façade (Façade 8) elevations as primary.

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

Case# 2023-6352-HDRB

Address - 408 Camino del Monte Sol

Agent's Name - Christopher Purvis

Owner/Applicant's Name- Bruce Stocks

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 28, 2023.

BACKGROUND

408 Camino del Monte Sol is a single-family residence located in the Downtown and Eastside Historic District. The house's historic status is listed as contributing to the district. At this hearing, the Applicant asks the Board to review the structure's historic status and to designate its primary facades.

The house was built in 1924 and is constructed in the Pueblo Revival style. This house, among other houses along Camino del Monte Sol, is one that exemplifies 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 the house, Frank Applegate. According to the 1991 Historic Building Inventory, the house was designed by John Gaw Meem's architectural partner Hugo Zehner. The second story of the home was added by Frank Applegate 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 were constructed after 1983. Staff recommended that the North Facade (Facade 1) and the East Facade (Facade 8) elevations be designated as primary.

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 that the Board retain the structure's contributing status, per SFCC Section 14-12.1, and that the Board designate the north- and east-facing facades as primary.
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(0), 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 Section 14-12.1, the definition of a "contributing structure" is "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."
7. Under SFCC Section 14-12.1, the definition of a "primary facade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
8. Under SFCC Section 14-12.1, the definition of a "noncontributing structure" is 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."
9. SFCC Section 14-5.2(C)(2)(a-c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations and to designate primary facades of contributing structures.
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 structure meets the definition of a "contributing structure," as recommended by staff.
11. The Board finds that the north and east facades are the primary elevation(s) of the structure with the features that define the character of the structure's architecture. Features include buttressed adobe walls, deep-set windows, battered walls and parapets, tapered corner buttresses and exposed lintels.
12. 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 status as contributing.
4. The Board designates the following elevations of the main house as the primary: north (facade 1) and east (facade 8), including the window openings, but excluding the windows, which are non-historic.


IT IS SO ORDERED ON THIS 28th DAY of MARCH, 2023, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

&c/&ll, X; 1/4v
Cecilia Rios, Chair

1 2 1 , 2 3
Date

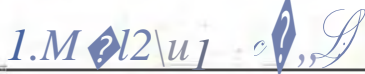
Finding of Fact and Conclusions of Law - Status or Primary Facade Designation
Case #2022-006352-HDRB

FILED:


Geralyn Cardenas (Jan 31, 2024 09:56 MST)
City Clerk *XIV*

Jan 31, 2024
Date

APPROVED AS TO FORM:


Frank Ruybalid
Assistant City Attorney

Apr 24, 2023
Date

BACKGROUND & SUMMARY:

408 Camino del Monte Sol is a single-family residence located in the Downtown and Eastside Historic District. The house is listed as contributing to the district. The applicant is requesting the designation of primary elevations.

The house was built in 1924 and is constructed in the Pueblo Revival style. This house, among other houses along Camino del Monte Sol, the house is one of the examples that exemplifies 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 the house, Frank Applegate.

According to the 1991 Historic Building Inventory, the house was designed by John Gaw Meem's architectural partner Hugo Zehner. The second story of the home was added by Frank Applegate 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 were constructed after 1983.

RELEVANT CODE CITATIONS:

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 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

One chimney visible
Vigas 4 x 8 milled
Posts in portal heavy.
Canales metal.

No Building
~~Nothing~~ shows on this site 1912 King's map

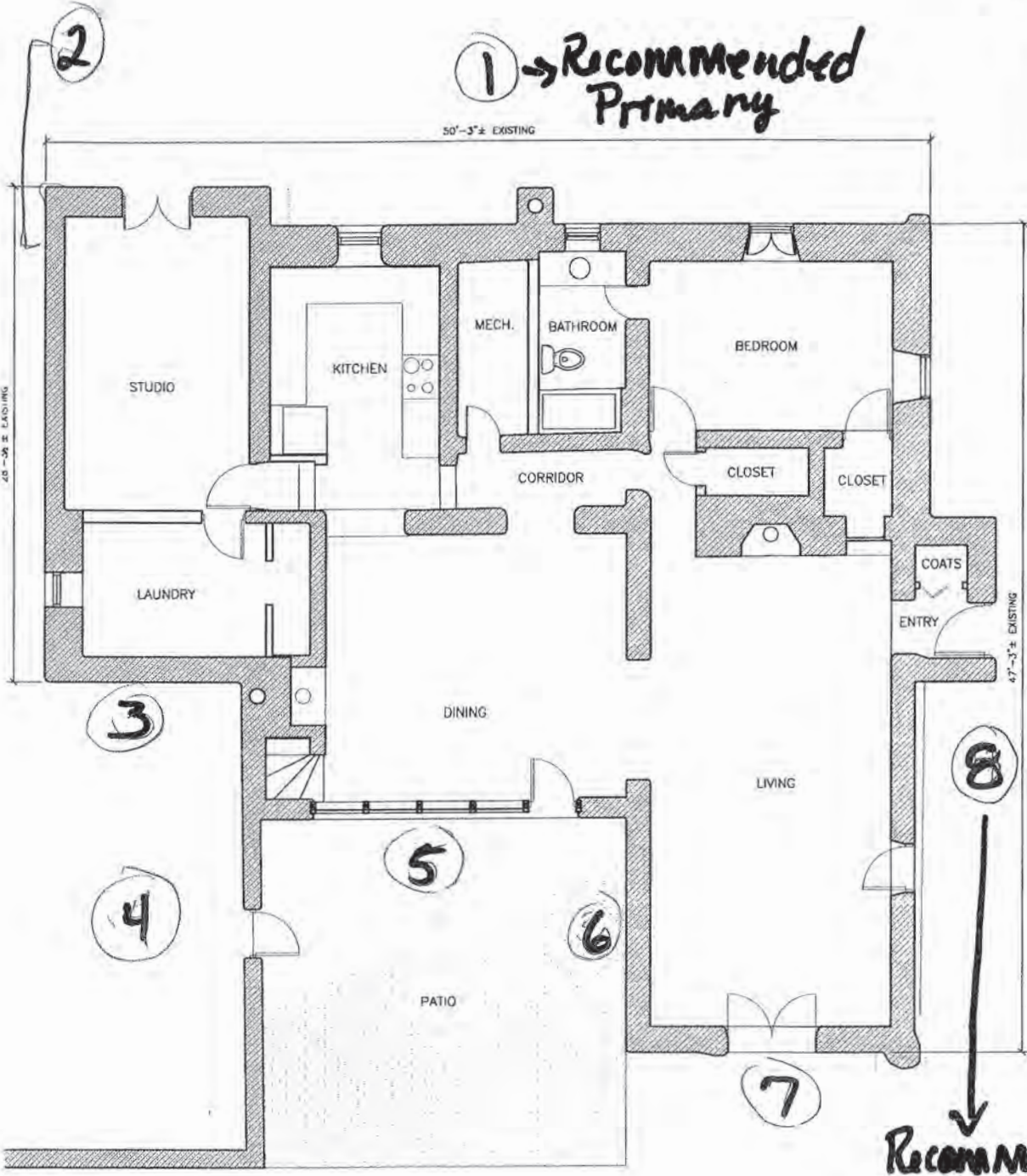
See Cruz Romero

{ Owned by Hugh Sener - arch. w. J.C.M.
owned, designed & built by Frank Applegate (did not live in it)
Property purchased for Anastasio Montoya

Facade Map

REVISIONS	BY:
APR 11 2018	

BY:



① → Recommended Primary

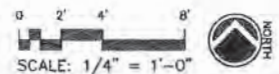
Recommended Primary

DMITROVDESIGNSTUDIO
 Design • Building Information Modeling • Construction Documentation • Visualization
 825 1/2 East Palanca Avenue • Santa Fe, New Mexico, 87501
 Tel: 505.860.0794 • Email: thodmitrovdesignstudio.com

SITE PLAN - EXISTING CONDITIONS
SWITZER RESIDENCE
 408 Camino Del Monte Sol, Santa Fe, New Mexico

GROUND LEVEL EXISTING FLOOR PLAN

Scale: 1/4" = 1'-0"



DRAWING BY:	TD
DATE:	04/10/2018
SCALE:	1/4" = 1'-0"
SHEET NO.	A101

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Tuesday, October 11, 2022

RE: 408 Camino del Monte Sol
Enclosed (1) 24"x36" copies

A-1	Site Plan	10/05/22	
A-2	Floor Plan	10/05/22	
A-3	Elevations	10/05/22	
	Pages from Camino del monte sol architectural survey		1984
	HDRB Application		
	Photographs of elevations		

Dear Carly Piccarello and
Members of the Historic Districts Review Board

We hereby request primary elevation designation on the contributing house at 408 Camino del Monte sol

I met With staff (Daniel) on October 15,2021 to discuss fenestration issues. He pointed out that we would need primary elevations designated ..If they have not already been designated please consider this request to do so

Based on the information from above noted monograph (pages 26-27) the house was originally designed and built by Frank Applegate in 1924. Then based on the CDMS 1984 survey it seems there are changes to a number of different features that are no longer on some of the elevations.

For example there is a reference to a Garage.that is no longer there North Elevation and hewn portal beams that are no longer there as there is no portal. The window lintels have been partially stuccoed over. New stucco yard walls have been added since the 1984 photos

The owner has discovered that a significant remodel was done in the mid to late 80's that presumably produced the solar glass at the rear of the property On a portion of the wood trim on the south side of the house there is visible the internet address of the wood manufacturer: Definitely not from 1972.

However most of the house has retained its earlier form so we would like to understand the boards point of view on which elevation should be primary

Please call if you have any questions on the project 982-5461
Sincerely,



Christopher Purvis.

A. CHRISTOPHER PURVIS ARCHITECTS

Historic Districts Review Board
City of Santa Fe, City Hall
Santa Fe NM 87501

Thursday, February 16, 2023

RE: 408 Camino del Monte Sol
Enclosed Photographs of details

Dear Ramon Sarason and
Members of the Historic Districts Review Board

Per our discussion of relatively recent changes to the House at 408 Camino Del Monte Sol . I
attach 4 photographs of details

- 1) interior of the double hung window typical to the north elevation. This shows the aluminum track and more modern hardware typical of the TDL windows of the 1980's
- 2) The second and third photo show the interior of a sconce that is on the south side of the home part of that remodel. the detail shows the 1986 date
- 3) A elevation detail of the site built sun room showing the more modern window installed in the painted wood structure

Please call if you have any questions on the project 982-5461
Sincerely,



Christopher Purvis.

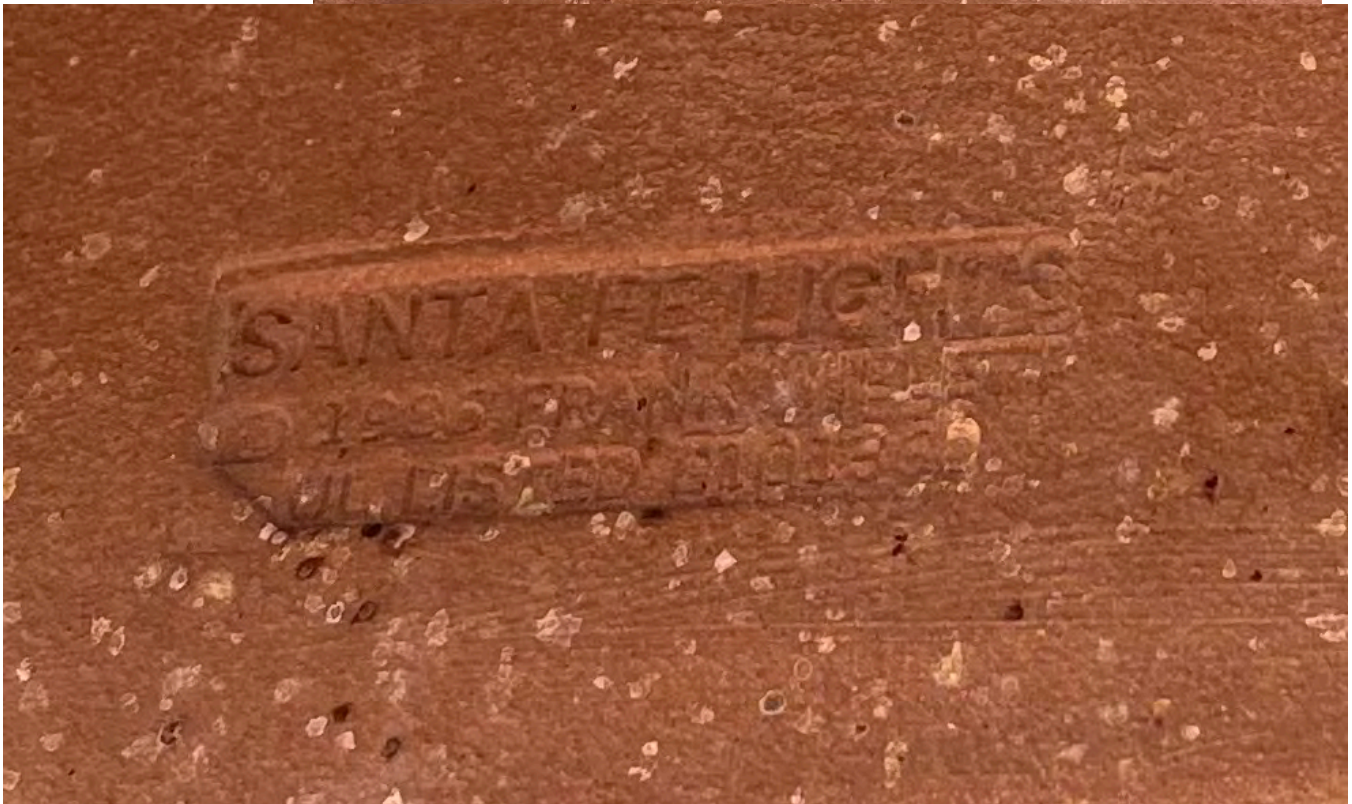
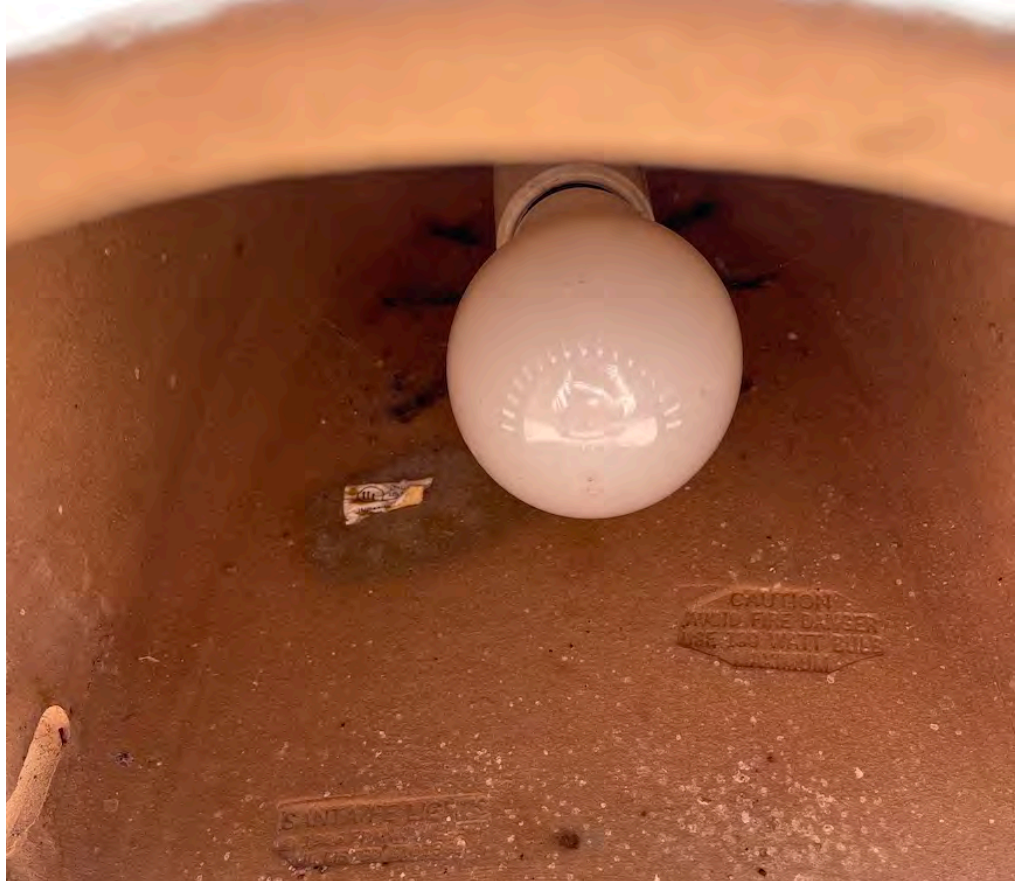
A. CHRISTOPHER PURVIS
ARCHITECTS



Interior North facing window

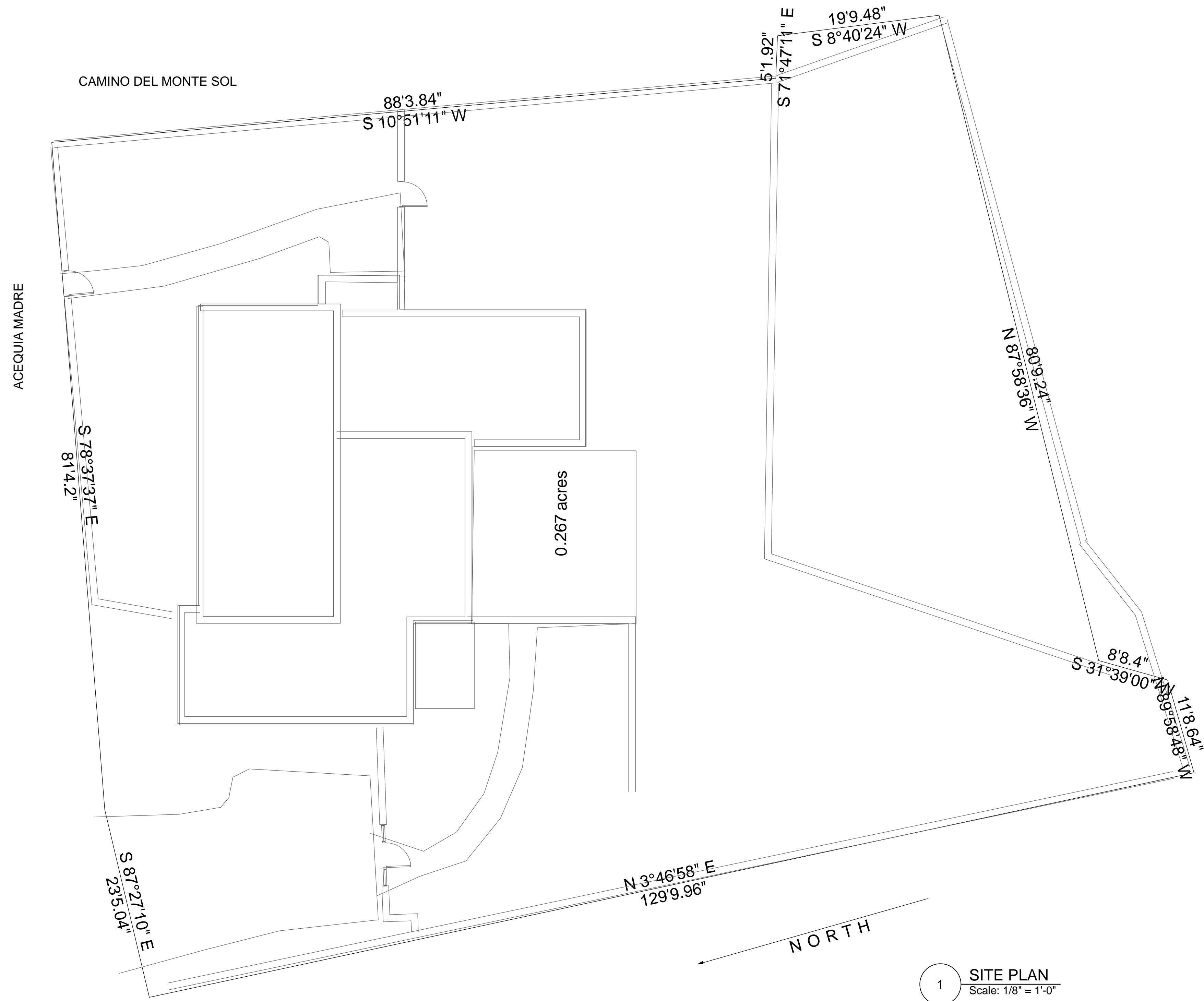
A. CHRISTOPHER PURVIS

ARCHITECTS



A. CHRISTOPHER PURVIS
ARCHITECTS





10/5/22

A-1

JOB NO. 4441

STATUS

408 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

A. CHRISTOPHER PURVIS
ARCHITECTS

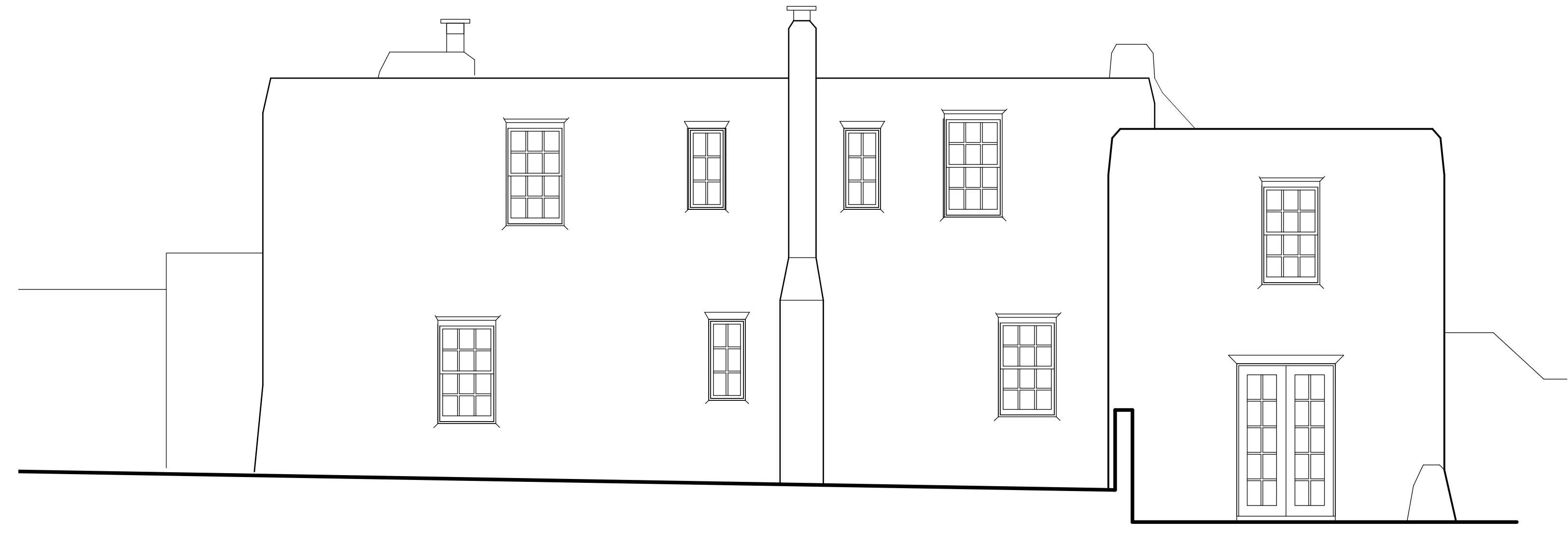
518 Old Santa Fe Trail St PMB 373
Santa Fe New Mexico 87505 Tel 505 982 5461
E.Mail Architect@ACP-ART.com



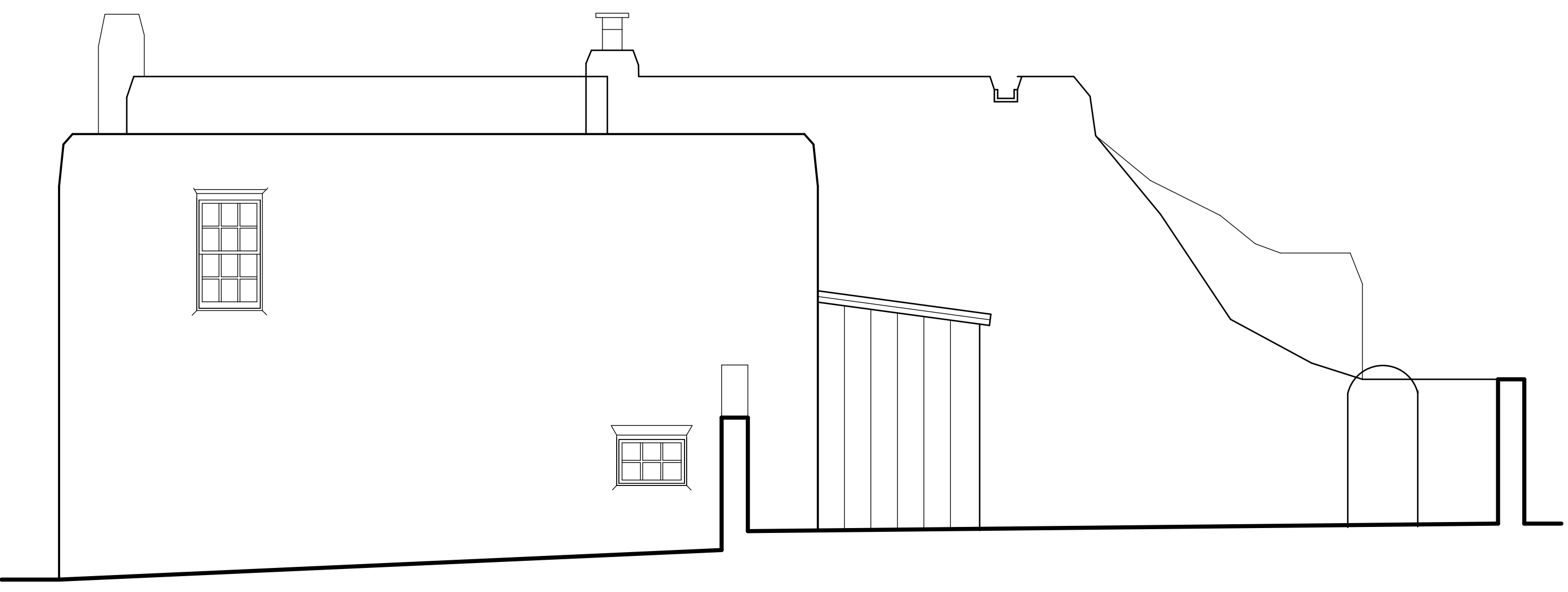
2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



2 EAST ELEVATION
Scale: 1/4" = 1'-0"



2 NORTH ELEVATION
Scale: 1/4" = 1'-0"



2 WEST ELEVATION
Scale: 1/4" = 1'-0"

408 CAMINO DEL MONTE SOL



1

NORTH ELEVATION

Scale: 1:70



2

SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1

SOUTH ELEVATION
Scale: 1/8" = 1'-0"



408 CAMINO DEL MONTE SOL



2

EAST ELEVATION SOUTHERN
Scale: 1/8" = 1'-0"



1

EAST ELEVATION DETAIL
Scale: 1:220