

City of Santa Fe, New Mexico

memo

DATE: March 10, 2026

TO: Historic Districts Review Board Members

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

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

2026-011871-HDRB. 118 Camino Santiago. Downtown & Eastside Historic District. Non-Contributing. Amy Diaz and Eric Hewit, owners, request a status review with primary façade designation, if applicable.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: [Plaza del Monte Docs and case
H-19-019]

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the residential structure be upgraded to contributing with the north façades (R1, R2, and R3) and the carport, excluding the non-descriptive building walls (R4 and R5) recommended as primary, and the northwest, south, and east property line retaining walls be designated as non-contributing, per 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Sample motions:

Up to four motions may be required in this case.

- a. In case 2026-011871-HDRB, for 118 Camino Santiago, retain/upgrade the main residence as non-contributing/contributing and designate facades (numbers from façade diagram) excluding/including portals, non-historic materials, etc., as primary façade(s).
- b. In case 2026-011871-HDRB, for 118 Camino Santiago, designate the north and west retaining wall as non-contributing/contributing.
- c. In case 2026-011871-HDRB, for 118 Camino Santiago, designate the south retaining wall as non-contributing/contributing.
- d. In case 2026-011871-HDRB, for 118 Camino Santiago, designate the northeast retaining wall as non-contributing/contributing.

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.

BACKGROUND & SUMMARY:

Streetscape:

Plaza del Monte, formerly the Plaza del Monte Retirement Center, is an approximately six-acre subdivision that is “L” shaped and is bounded by Bishops Lodge Road on the east and Old Taos Highway on the west. The development has two roads, Camino Santiago and Camino Matias. While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church, starting in the late 1950s and continuing until 1977. The earliest plans by Clark and Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, when Philippe Register took over the project in the 1960s, his designs evolved into a contemporary flat-roof structure with the use of canales, viga-roof portales, and carport elements. In the mid-1960s, Camino Santiago was extended, and development of the western end of the development began. This is when Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once fully developed, the compound consisted of 25 single-family residences and 3 quad apartment structures. The apartments included the structures at 105, 125, and 126 Camino Santiago. The apartments are currently being remodeled into duplexes as part of the subdivision of the compound.

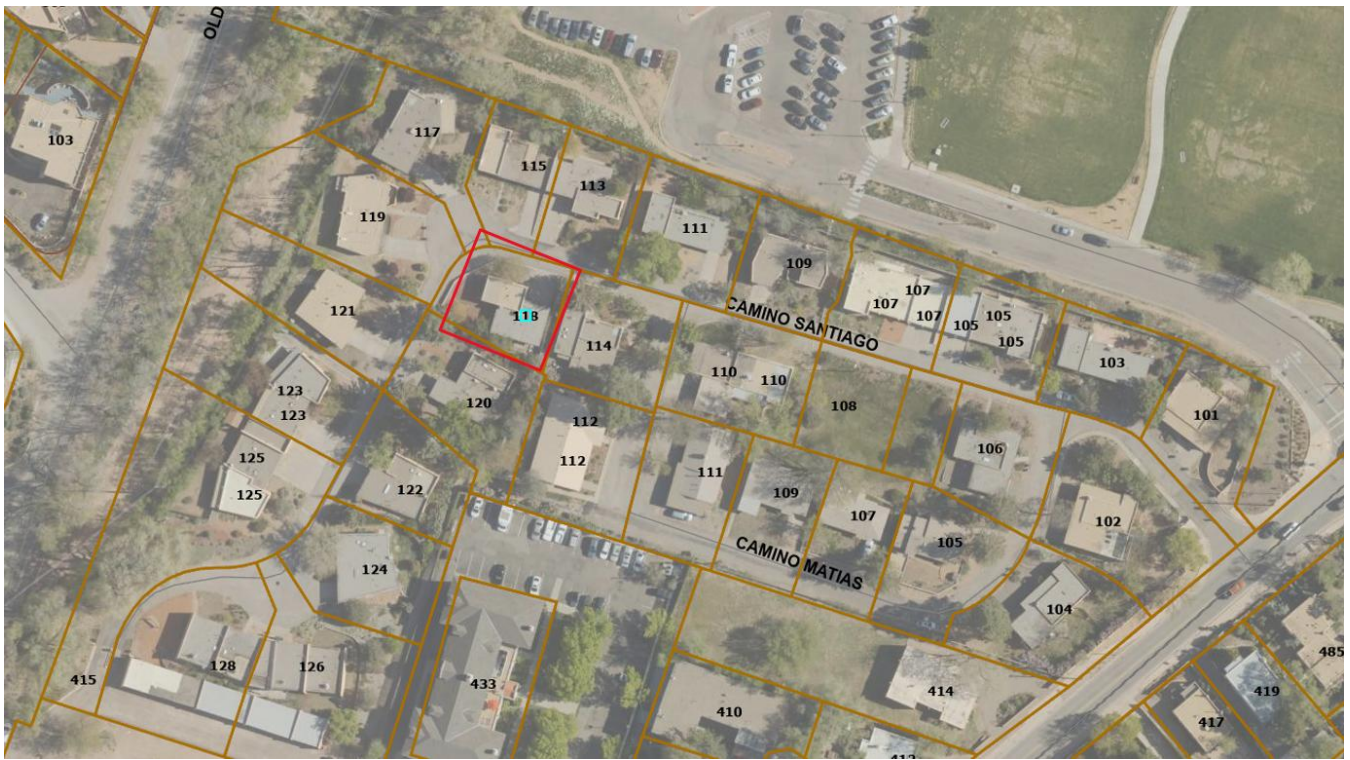


Figure 1: Property Location 118 Camino Santiago

The Plaza del Monte landscape includes retaining walls, constructed of formed concrete or concrete and stone, built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units.



Figure 2: Subject Property North Street Facing Elevation



Figure 3: Subject Property West Street Facing Elevation

Site Description:

The 1973 stucco-over-frame residential structure on the corner of Camino Santiago, as it turns south, sits on a rise. The residence was designed by Register, Ross & Burnet Architects, and is one of the last houses to be completed in Plaza del Monte.

In plan, it is a modified L-shaped structure with a carport attached to its northern front facade. The roughly 1,245 square foot dwelling has a northwestern elevation wing that is taller than the rest of the house and is outlined with parapets. The lower section of the residence sits on the east side of the lot and has an overhanging eave-lined roof. The northern front facade is divided between the carport and the north face of the taller wing.

The single carport is erected over a wooden structure supported by round posts on the northeast side of the residence. The outside beam continues across the façade, sheltering the front entry. Both the door under the carport and the entry door hold a raised square panel unit. The secondary elevations are fenestrated with single-light metal casement windows. The south elevation has an array of casement windows and an enclosure giving access to the carport. A shallow overhang resting on vigas outlines the elevation. The house is finished with cementitious brocade stucco in a peach pigment. The roof is covered with rolled asphalt, which carries over a portion of the bedroom wing's east exposure. Large, trough-like wood canales pierce the west parapet.

The property is surrounded by a concrete masonry unit retaining wall on the north and west. The retaining wall holds the property above street level. There are also concrete masonry units retaining walls to the south and east of the property. The south and east retaining walls are shared units with the abutting neighbors. The one on the east property line is 39” high, the south retaining wall is 61” high, and the street retaining wall varies but is at 38” high at the highest point.

The property was designated as non-contributing in 2019 due to its age and lack of character-defining features. However, staff finds that the structure retains its’ historic form and materials and its’

association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style constitutes "exceptional importance" such that contributing status is warranted. The north façades (R1, R2, and R3) and the carport, excluding the non-descriptive building walls (R4 and R5) are recommended as primary.

The retaining walls are simple stucco-coated CMU retaining walls, which are not the best representative of the yard walls and retaining walls in the compound. There are several rock yard walls and retaining walls on other properties that better represent the compound.

PREVIOUS CASE SUMMARIES:

ARC:

The property has received Archaeological clearance under case 2023-007030-ARC.

HDRB:

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. Under case H-17-098A, the property at 118 Camino Santiago was designated as non-contributing due to its age. No yard walls were considered for status except for those located at 126 Camino Santiago, which were designated contributing.

As of February 2026, all of the 27 residences in the Plaza del Monte historic compound are listed as contributing, except for 118 Camino Santiago (due to age in 2019 and lack of character defining features), 122 Camino Santiago (due to age in 2019 and lack of character defining features), and 112 Camino Matias (previously listed as 116 and 120 Camino Matias, because of extensive disharmonious additions).

ADMINISTRATIVE:

No administrative approval is on file for this property.

APPLICANT'S REQUEST:

The applicant requests:

- 1) Status review with primary façade designation, if applicable, for the residential structure.
- 2) Status review of the south, east, and northwest retaining walls.

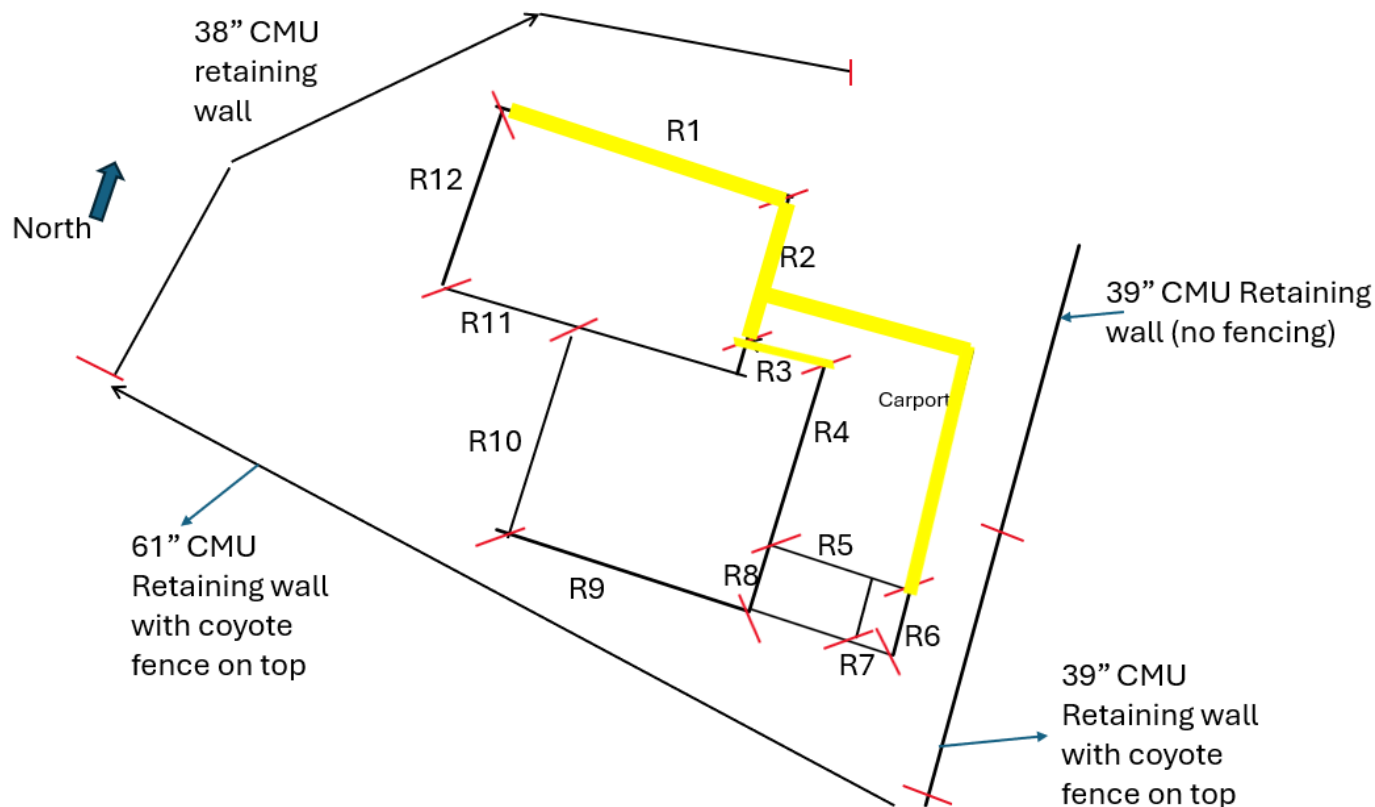


Figure 4: Façade Diagram

RELEVANT CODE CITATIONS:

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order 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

I. 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.

2. Designation of Significant, Contributing, or Noncontributing Status

I. Status Designation

Structures within historic districts may be designated a status of "significant," "contributing," or "noncontributing," as defined in Section 14-9.3, *General Definitions*. Staff shall maintain a record as to the current status of structures located in the historic districts.

II. HDRB Authority to Review Status Designation

- a. The HDRB may change the status of a structure or designate a status for a structure that has no status designated.
- b. 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."
- c. When the HDRB designates a structure as contributing, it shall also specify which facades of the structure are primary.

III. Initiation of Review of Status Designation

The Board may review the status designation in response to the following:

- a. An application for construction or demolition as outlined in Section 14-5.2 as follows:
 1. Prior to the application being placed on a board agenda or before issuance of a construction permit, if Board approval is not required, staff shall determine whether the board should review the status of the structure. Staff's determination shall be made within thirty days of submitting the application. If the staff's determination is not completed within thirty days, the application shall be forwarded to the board. Review by the board as to the structure's status shall be made at the

earliest practicable date. The board or staff (as applicable) may consider the application immediately following the determination of status. The application shall be reviewed based on the status of the structure following the determination of status.

2. Before action by the board on the application, the board itself may decide to review the status of the structure. The board's determination as to the status shall be made within forty-five days of the board's decision of the board to review the status. The board or staff (as applicable) may consider the application immediately following the determination of the status. The application shall be reviewed based on the status of the structure following the determination of status.

- b. Request from the property owner;
- c. A request initiated by the city. Staff shall notify the property owner before initiating the request.

IV. Notice of HDRB's Review of Status

- a. Unless the review is requested by the property owner, staff shall mail notice to the property owner of the subject property no less than 15 days before the HDRB reviews a change in or designation of status.
- b. In addition, staff shall send notice, by first-class mail, to all property owners within one hundred (100) feet of the subject property no less than fifteen days before the board reviews a change in or designation of status if the review may result in the lowering of the structure's status. Staff shall retain an affidavit of mailing.
- c. With the consent of the property owner, the city shall have posted on the property a poster obtained from the planning land use department. Otherwise, the city shall post the poster in the nearest available place to the city. Such poster shall be securely posted, prominently displayed, visible from a public street, at least fourteen days before the scheduled board hearing. The posting shall indicate the nature of the application, identification of the property affected, and the time, date, and place of the hearing. The poster shall be removed within thirty days of final action. Failure to do so may result in the city removing the sign at the applicant's expense. A civil fee of fifty dollars (\$50.00) will be charged.

NONCONTRIBUTING STRUCTURE

A structure, located in a historic district, that is less than 50 years old, or that does not exhibit sufficient historic integrity to establish and maintain the character of the Historic district.

CONTRIBUTING STRUCTURE

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.

SIGNIFICANT STRUCTURE

A structure located in a historic district that is approximately 50 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 for its association with events or persons that are important on a local, regional, national, or global level, or 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.

PRIMARY FACADE

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

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.

1. 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. Faades 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 aerials, 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 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 to be that of adobe construction, prescribed as follows:

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