

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

Case # 2025-11700-HDRB

Address – 123 Camino Santiago

Agent's Name – John A. Padilla, AIA

Owner/Applicant's Name – Plaza del Monte, LLC

THIS MATTER came before the Historic Districts Review Board (“Board”) for hearing on January 13, 2026.

BACKGROUND

Plaza del Monte, formerly the Plaza del Monte Retirement Compound, is an approximately six-acre, L-shaped subdivision bounded by Bishops Lodge Road on the east and Old Taos Highway on the west. The earliest plans by architects Kenneth Clark and Phillippe Register in the late 1950s were for the buildings on the eastern part of the development, and were Spanish-Pueblo Revival in style. However, when Register solely took over the project in the 1960s, his designs evolved into contemporary flat-roof structures with the use of canales, viga-roof portales and carport elements. In the mid-1960s, Camino Santiago was extended, and development at the western end of the development began. This is when Register chose to eliminate several free-standing houses on the plans and replace them with quad apartments. Once fully developed, the compound consisted of 25 single-family residences and three quad apartment structures. The apartments include 105, 123, 125 and 126 Camino Santiago.

The quad apartments at 123 and 125 Camino Santiago, built circa 1970, are listed as non-contributing to the Downtown and Eastside Historic District. The structure is rectangular with bilateral symmetry, having block massing at the north and south, which bookend a portal along the length of the east elevation. A block mass in the center has a large, square opening, and is open on the sides to allow the portal to extend underneath. The doors and windows on the east street-facing elevation are in a uniform pattern. The entry doors are wood with lite panels. The windows are standard multi-lite steel casements. The north and south elevations contain three aluminum-casement windows. The west elevation holds four patios sheltered by shallow overhangs and sliding-door entries. The structure is 3,563 square feet and is divided into four apartments; there is a Unit A and a Unit B at each address. A concrete and stone retaining wall separates the structure from the northern neighboring property.

All structures in Plaza del Monte were assigned statuses under Case #s H-17-098A in 2018 and H-19-019 in 2019. Under Case # H-17-098A, the property at 123 and 125 Camino Santiago was designated non-contributing, as they were not 50 years old at that time and deemed non-historic. No yard walls were considered for status except for those located at 126 Camino Santiago, which were designated contributing.

The Applicant requests a status review with primary façade designation, if applicable, for the quadplex located at 123 and 125 Camino Santiago. The Staff finds the structure to be a

contributing structure due to its association with Clark and Register's master-planned community and historic compound, Plaza del Monte, and the association with the Presbyterian Church. The structure is a good example of mid-century modern Santa Fe Style. Character-defining features include the massing blocks at either end and the blocking mass in the center of the structure, and the full-length portal on the east elevation.

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 the historic status of the residential structure be upgraded to contributing with the entire east elevation (R1, R2, R3, R4 and R5) designated as the primary façade, including the portal but excluding the non-historic materials; and that the north property line retaining wall be designated as non-contributing, per SFCC Section 14-5.2(C), Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.
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(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. 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.
7. 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."
8. Under SFCC Section 14-12.1, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-12.1, the definition of a "non-contributing structure" is 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."
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. The structure is a good example of mid-century modern Santa Fe Style. Character-defining features include the massing blocks at both ends and the blocking mass in the center of the structure, and the portal that extends the full length of the east elevation.

11. The Board finds that all façades on the east elevation (R1, R2, R3, R4 and R5) are the primary façades of the structure, with the features that define the character of the structure’s architecture. (These include the façades on the attached apartments at 125 Camino Santiago (R1, R2 and R3); see Case # 2025-11701-HDRB.)
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 upgrades the status of the structure to contributing.
4. The Board designates the following as the primary façades: east (R3, R4 and R5).

**IT IS SO ORDERED ON THIS 8th DAY of SEPTEMBER, 2026, BY THE
HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.**

Cecilia Rios
Chair

Date

FILED:

Geraldyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

Frank Ruybalid
Assistant City Attorney

Date