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

Case # 2026-11829-HDRB
Address – 408 Camino del Monte Sol
Agent's Name – A. Christopher Purvis, Architects
Owner/Applicant's Name – Bruce Stocks

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 10, 2026.

BACKGROUND

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 (façades 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 20th-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 a 1991 Historic Cultural Properties Inventory, the house was designed by John Gaw Meem's architectural partner, Hugo Zehner, and built in 1924. Applegate added the second floor shortly thereafter. 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 HDRB designated the structure as contributing to the district in February, 2023, under Case # 2023-06352-HDRB. The HDRB designated the north (façade 1) and east (façade 8) as the primary façades, including the window openings but excluding the non-historic windows. The walls along the street frontages are non-contributing and non-historic, constructed after 1983.

The Applicant proposes the following exterior alterations:

1) Remove the 75-square-foot lean-to shed on the southwest side of the residence.
2) Construct a 125-square-foot addition on the southwest side of the residence to replace the removed shed. The addition is on a non-primary façade and is not within 10 feet of a 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 feet, which is lower than the rest of the residence, which has a height of 20 feet. The addition will be stuccoed in cementitious stucco to match the adobe residence's stucco. The addition will have an interior door for access from the residence and a window on the south 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. 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 recommends approval of the proposed project and finds that the application complies with SFCC Section 14-4.6 (E), General Design Standards for all Historic Districts, and 14-4.6(G)(2), Downtown and Eastside Design Standards.
4. The project is subject to SFCC Section 14-4.6(C), Regulation of Significant and Contributing Structures.
5. The project is subject to the requirements and general design standards set forth in SFCC Section 14-4.6(E), General Design Standards.
6. The property is located in the Downtown and Eastside Historic District and is subject to the district design standards set forth in SFCC Section 14-4.6(G)(2).
7. Under SFCC Sections 14-2.2(3)(I)(a-c), 14-4.6(A)(1), 14-4.6(3)(I), 14-4.6(3)(II), 14-4.6(3)(III)(a-b) and 14-4.6(E), 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.
8. The information contained in the Staff Report and the exhibits, 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 the exhibits, testimony and evidence submitted at the hearing, establishes that all applicable design criteria 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 approves Items # 1-2 as set forth in the application, as recommended by Staff.

IT IS SO ORDERED ON THIS 10th DAY of NOVEMBER, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

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Cecilia Rios, Chair Date

FILED:

_____ _____

Geralyn Cardenas
City Clerk

Date

APPROVED AS TO FORM:

_____

Frank Ruybalid
Assistant City Attorney

_____

Date