

Michael Krantz  
62 Castenada Avenue  
San Francisco CA 94116

Santa Fe Historical Preservation Division  
200 Lincoln Avenue  
Santa Fe, New Mexico 87501

June 20th, 2025

Dear Historical Preservation Division:

I'm writing this proposal letter as part of my wife Katrina's and my application to demolish what remains of the current structure at 511 Camino Sin Nombre in Santa Fe. Katrina and I are in contract to purchase the property and you should also have the Historical Districts Application, signed by the current owner, Martin Montoya, along with some photos of the property. I believe this will make our initial application complete.

This should be a simple case. In its current state the property is an uninhabitable ruin and has been for years. The house is destroying, but there's no roof or foundation, and contractors who studied the property told us the remaining adobe bricks are cracked and water-logged and cannot be saved. The property is now a magnet for bobcats, rats, etc, and will have to be razed as a first step toward making it habitable again.

Katrina and I have come to love Santa Fe and are elated to acquire this property in this historical district. We look forward to working with the board to build a new adobe home that honors Santa Fe tradition and restores 511 Camino Sin Nombre as a safe, viable part of that road and community. The first step, I am sure you will all agree, is demolishing the current ruin.

Thank you for your time and attention. I look forward to attending the hearing in August, and will be glad to speak with anyone from the city if I can be of any help in the interim.

Sincerely,

Michael Krantz  
415-235-4079

**Demolition Criteria Responses**  
**By Michael Krantz**  
**For 511A Camino sin Nombre, Sanfa Fe, NM**

Demolition Criteria for determining if a demolition in a Historic District should be approved or denied

*(a) Whether the structure is of historical importance;*

I know of no historical relevance to this site, and have done as much searching back as I'm capable of. I believe staff at the Historical Review Board have also looked and found the same result. 511A Camino sin Nombre is in San Acacio, an historically relevant neighborhood, but the property itself has simply been a residential property going back many decades.

*(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure ; and*

Camino sin Nombre is a residential street lined with adobe homes but no unique characteristics. The ruined state of 511A hurts the street. We propose to demolish the existing ruin so that we can build a new adobe home in proper San Acacio style, which will greatly benefit the street and neighborhood.

*(c) The state of repair and structural stability of the structure under consideration.*

The current structure is a dangerous ruin - structurally sound, uninhabitable and unsalvageable. That is the unanimous opinion of everyone who has seen the property, including the structural engineer who contributed to our demolition proposal. I have no doubt that the city inspector will conclude the same. The current ruin must be demolished in order to restore 511A as a habitable site on the bloc, which will be great for the street, the neighborhood, and the city.

**Historic Districts and Historic Landmarks  
Height, Pitch, Scale, Massing, and Floor Stepbacks Exception Criteria**

*(i) Do not damage the character of the streetscape*

*Response:*

The character of the streetscape is purely residential. The current ruined structure damages the streetscape by preventing anyone from living there. Our demolition and subsequent rebuild will greatly improve the streetscape, not damage it.

*(ii) Prevent a hardship to the applicant or an injury to the public welfare*

*Response:*

Again: our demolition will enhance the public welfare by removing a dangerous ruin from the block and eventually restoring the site as a lovely adobe resident.

*(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts*

*Response:*

We haven't reached the design phase for this site, since we first must get official permission to demolish the existing ruined structure, but of course we are planning to submit our plans for an adobe home that is in keeping with San Acadio's character and tradition. We love Santa Fe, want to be good members of this community, and hope and expect that our restoration of the currently dangerous site at 511A Camino sin Nombre will enhance that street and block's livability for everyone concerned.

*(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape*

*Response:*

Only that the current structure is destroyed, uninhabitable and indeed dangerous to the entire block. The site has to be demolished so that we can build a proper house there, which will benefit everyone on the block.

*(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant*

*Response:*

*The current dismal state of the site long predates our purchase of the property. We hope to restore it.*

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

Response:

I have researched this. Here is the complete Subsection in section:

A)

### General Provisions

(1)

#### General Purpose

In order to promote the economic, cultural, and general welfare of the people of the city and to ensure the harmonious, orderly and efficient growth and development of the city, it is deemed essential by the governing body that the qualities relating to the history of Santa Fe, and a harmonious outward appearance, which preserve property values and attract tourists and residents alike, be preserved, some of these qualities being:

(a)

The continued existence and preservation of historical areas and buildings;

(b)

The continued construction of buildings in the historic styles; and

(c)

A general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design.

As I have described in all my other answers to the questions posed in these documents, everything we hope to do at 511A Camino sin Nombre will enhance the welfare of the people of Santa Fe. We're buying a ruined and dangerous property and plan to restore it as a safe residence in proper Santa Fe/San Acacio style, in keeping with city processes and regulations.

As any rational observation of the site will attest, we cannot preserve the current building. But our actions of demolishing it and building a new adobe home will greatly serve to preserve the livability, culture, and harmony of the neighborhood and its residents and visitors by turing a ruined and dangerous site into another lovely house.

# City of Santa Fe, New Mexico

# memo

## Historic Inspection Report

**DATE:** 09/02/25

**TO:** Gary Moquino,  
Division Manager  
Historic Preservation

**FROM:** Bobby Padilla, *B.P.*  
Building Official, Division Manger  
Inspections

### ITEM & ISSUE

511 Camino Sin Nombre unit A

### BACKGROUND & SUMMARY

An inspection was completed on August 18th, 2025, at the above-mentioned address. The structure is constructed of adobe walls; roof is wood framing. The roof is caving into interior of residence, severe deterioration of adobe exterior walls causing the structure to collapse. The entire structure is in disrepair and needs major reconstruction to become safe.

The overall condition of the structure is in poor and in disrepair

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,



277 Urrutia Farms Blvd, Bosque Farms, NM 87009  
505-362-1530

July 29, 2025

Mr. Martin Montoya

The Krantz Living Trust  
Michael and Katrina Krantz

RE: Structural Inspection for residence located at 511A Camino Sin Nombre, Santa Fe, NM

Dear Mr. Montoya,

At your request, Anchor Engineering LLC conducted a structural inspection of the residence at 511A Camino Sin Nombre on January 23, 2025. The structure as observed was a 3-room residence constructed mostly from Adobe and is supported by a rubble foundation. The residence as observed has experienced major structural failure as only parts of walls are still standing but mostly cracked at joints. The roof system has failed, and portions have fallen through into the residence. The residence as observed is a safety hazard and should be fenced off to avoid injury to someone.

Based on our observation, the residence does not meet any code requirements, is structurally unsound, and repair of the residence in its existing condition is not practical. We would recommend complete demolition.

Attached are a few pictures of the residence taken during our site visit. I am available to discuss this letter if requested. I may be reached at 505-362-1530.

Respectfully,

A handwritten signature in black ink, appearing to read "Martin J. Garcia", is written over a faint circular stamp.

Martin J. Garcia, PE#11767  
Anchor Engineering LLC  
25-056















509 CAMINO SIN NOMBRE

467 CAMINO DON MIGUEL A

Set location

508 CAMINO SIN NOMBRE

100 VICTORIA ST

511 CAMINO SIN NOMBRE A

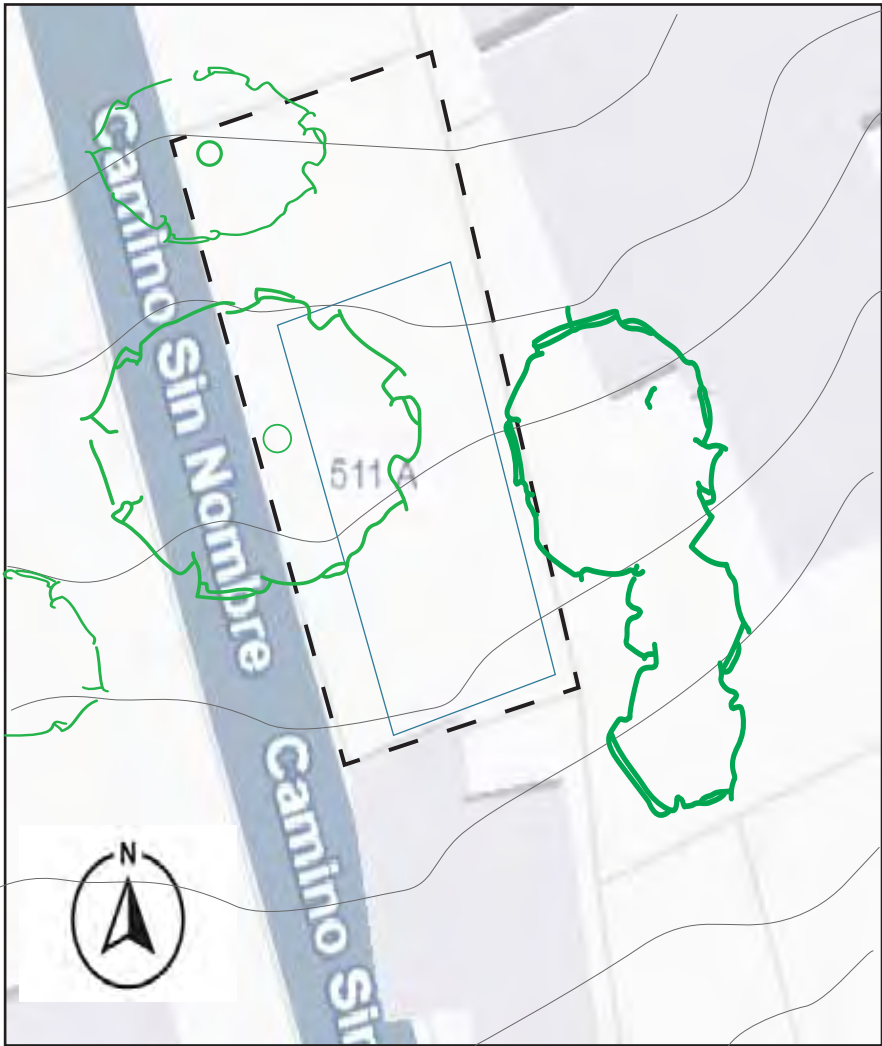
508 1/2 CAMINO SIN NOMBRE

511 CAMINO SIN NOMBRE

1027 CAMINO SAN

510 CAMINO SIN NOMBRE

1005 CAMINO SAN ACACIA A



511 Camino Sin Nombre, Santa Fe, NM

