



November 10, 2025

Amanda Romero, Historic Senior Planner
Historic Preservation Division
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: New Mexico Executive Office Building Project
Application to Demolish Existing Structures at 402 Don Gaspar Avenue

Dear Amanda:

This letter is submitted on behalf of the State of New Mexico (“Applicant”) in application to the Historic Districts Review Board (“HDRB”) for demolition of the existing structures located at 402 Don Gaspar Avenue (casita and garage) for consideration by the HDRB on December 9, 2025. As requested by staff, exceptions are requested to demolish buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023. The procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition application. An application for design review of the proposed Executive Office Building accompanies this request.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	Structure	Date of Construction	Historic Status	Primary Façade(s)
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non- Contributing	N/A
	Garage	c. 1970-1981	Non- Contributing	N/A
	Yard Wall	c. 1970-1981	Non- Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

Subsequently, the Applicant submitted applications to demolish all existing structures, which was considered by the HDRB on March 26, 2024. The HDRB's actions are outlined below:

Address	Structure	Demolition Approved
128 South Capitol St.	Motor Pool Building	Yes
	Garage	Yes
	Yard Wall	Yes
130 South Capitol St.	Concha Ortiz y Pino Building	Yes, conditional on HDRB approving final EOB design.
402 Don Gaspar Ave.	Casita	No
	Garage	No
406 Don Gaspar Ave.	Casita	No
	Garage	No
410 Don Gaspar Ave.	Casita	No
	Garage	No
414 Don Gaspar Ave.	Casita	No

Following these HDRB decisions, a state-local government review board was formed per SFCC §14-5.2(M)(4)(a) and Section 3-22-6(G) NMSA 1978 due to there being “disagreement as to demolition”. Throughout the demolition review process, Historic Preservation staff and members of the HDRB stated a preference that demolition be considered in the context of a final design, as opposed to the design concept submitted. In consideration of the City’s position, the State terminated the proceedings of the state-local government review board on June 26, 2024 and subsequently initiated the design process. The design is complete and the application for design approval accompanies this request.

Historical Summary

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below is a summary statement of the history of the buildings for which demolition is proposed.

Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single- story bungalow that was originally divided into two residential units, has more recently been used as an office and is now vacant. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at the subject properties is poor (see attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at \$6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately \$8,200,000. For the “Don Gaspar Casitas” and associated garages, costs of renovating and bringing the structures into code compliance were estimated at \$1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the “Don Gaspar Casitas” and associated garages are presently estimated to be approximately \$2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately \$10,855,500.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the “Don Gaspar Casitas” on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south.

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

Applicant Response: The “Don Gaspar Casitas” are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and design plans have been provided.

The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the

structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition will inherently cause those structures to lose their Contributing historic status, staff have determined that exceptions are required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below for each Contributing structure on the subject property:

Do not damage the character of the district;

Applicant Response: The demolition of the “Don Gaspar Casitas” will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex.

Are required to prevent a hardship to the applicant or an injury to the public welfare;

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

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.

Applicant Response: The proposed demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale

and style with the other buildings within the Capitol Complex.

In support of this request, the following documentation is submitted herewith for your reference:

- HDRB Application Form
- State of New Mexico Authorization Letter
- HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
- Photos – 402 Don Gaspar Avenue
- Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
- Main Capitol Campus Map & Existing Site Plan
- Plans – 402, 406, 410 & 414 Don Gaspar Avenue
- Long-Range Strategic Space Master Plan, 2021 – Excerpts

Please let me know if you have any questions or require any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jennifer Jenkins". The signature is fluid and cursive, with a large loop at the end.

Jennifer Jenkins, Principal
JenkinsGavin, Inc.