


Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: September 15, 2025

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D		
1. Name of property: Teodoro and Frances Noedel Home	2. Location: 411 Camino Don Miguel Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-799 4. County: Santa Fe Parcel # 11853440 & 99312434
5. Property Type: <input checked="" type="checkbox"/> Buildings: 1 house + carport <input checked="" type="checkbox"/> Structures: yard walls <input type="checkbox"/> Site <input type="checkbox"/> Object		
6. Date of Survey: September 12, 2025		
7. Previous Survey Date(s): <input checked="" type="checkbox"/> Yes: 1984, Michael Belshaw <input type="checkbox"/> No:		
8. Name of Project: HDRB Status Evaluation		
9. Lat/Long: 35.6784866, -105.9249925		
10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of front (north) elevation. Camera facing southwest.		
11. Brief Description of the Property: The house and adjoining carport structure stand at the end of a dirt lane, approximately 430 feet east of Camino Don Miguel. The adobe core, located on the north tract, predates 1951 and consists of a modest rectangular form with limited openings. Attached to this core are later additions and a large carport structure that incorporates a workshop and multiple storage areas, reflecting different phases of construction. By the mid-1970s, these elements had been consolidated into the present configuration. Both the house and its additions are of poor construction and now in advanced deterioration, following nearly two decades of vacancy. On the City of Santa Fe's GIS map, the house, its additions, and the carport structure are all listed as Contributing. <i>Continued on Page 5.</i>		
12. Who uses the property? Vacant		
13. Construction Date: Date: Before front portion, pre-1951 with multiple additions through the 1970s <input type="checkbox"/> Known <input checked="" type="checkbox"/> Estimated Source: aerial photographs		
14. Setting: <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Village <input type="checkbox"/> Urban If Urban: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Public		
15. Relationship to Surroundings: <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Dissimilar: abandoned condition Comments: N/A		

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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ARCHITECTURAL AND CONSTRUCTION DETAILS:																																																			
6. Visible Construction Material: <input checked="" type="checkbox"/> Adobe <input type="checkbox"/> Brick <input type="checkbox"/> Composition <input checked="" type="checkbox"/> Concrete: Block <input type="checkbox"/> Concrete: Cast Stone <input type="checkbox"/> Concrete: Poured <input type="checkbox"/> Earth Plaster <input type="checkbox"/> Masonry: Simulated <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Structural Siding <input type="checkbox"/> Metal: V-Crimp <input type="checkbox"/> Stone: Random Ashlar <input type="checkbox"/> Stone: Random Coursed <input type="checkbox"/> Stone: River Rock <input type="checkbox"/> Stone: Rusticated <input type="checkbox"/> Stone: Tabular <input checked="" type="checkbox"/> Stucco: <input type="checkbox"/> Tile: Clay <input type="checkbox"/> Vinyl Siding <input type="checkbox"/> Wood: Board and Batten <input type="checkbox"/> Wood: Horizontal Siding <input type="checkbox"/> Wood: Jacal <input type="checkbox"/> Wood: Log <input type="checkbox"/> Wood: Shingle <input type="checkbox"/> Wood: Tongue and Groove <input checked="" type="checkbox"/> Other: Boards & T1-11		7. Number of Stories: <input type="checkbox"/> N/A Number: <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 2 <input type="checkbox"/> 2 1/2 Other: _____ 8. Foundation: <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Not visible <input type="checkbox"/> None <input type="checkbox"/> At Grade <input type="checkbox"/> Raised: Materials: <input type="checkbox"/> Concrete: <input type="checkbox"/> Stone Other: Notes 9. Roof: <input type="checkbox"/> N/A Shape: <input checked="" type="checkbox"/> Flat <input type="checkbox"/> Gabled <input type="checkbox"/> Hipped <input type="checkbox"/> Pyramidal <input type="checkbox"/> Shed Other: Pitch: <input type="checkbox"/> None <input type="checkbox"/> Low <input type="checkbox"/> Medium <input type="checkbox"/> Steep Features: <input type="checkbox"/> Eave: <input type="checkbox"/> Parapets Materials: <input checked="" type="checkbox"/> Asphalt <input type="checkbox"/> Earth <input type="checkbox"/> Composition shingle <input type="checkbox"/> Metal: Pressed <input type="checkbox"/> Composition Roll <input type="checkbox"/> Metal: Corrugated <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Metal: Standing Seam <input type="checkbox"/> Tile: Terra Cotta <input type="checkbox"/> Wood: Shingle Other:																																																	
10. Window Types windows of plywood porch not counted <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th>Operation</th> <th>Material</th> <th>Glazing</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Hung Sash</td><td>Wood</td><td>1/1</td><td>2</td></tr> <tr><td>Hung Sash</td><td>Wood</td><td>3/1</td><td>1</td></tr> <tr><td>Moveable</td><td>Wood</td><td>6</td><td>4</td></tr> <tr><td>Fixed</td><td>Wood</td><td>9</td><td>1</td></tr> <tr><td>Casement</td><td>Steel</td><td>3.3</td><td>3</td></tr> <tr><td>Sliding</td><td>Aluminum</td><td>1-1</td><td>2</td></tr> <tr><td>Combination</td><td>Aluminum</td><td>S-F-S</td><td>1</td></tr> </tbody> </table>		Operation	Material	Glazing	Number	Hung Sash	Wood	1/1	2	Hung Sash	Wood	3/1	1	Moveable	Wood	6	4	Fixed	Wood	9	1	Casement	Steel	3.3	3	Sliding	Aluminum	1-1	2	Combination	Aluminum	S-F-S	1	11. Door Types <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th>Type</th> <th>Style</th> <th>Material</th> <th>Number</th> </tr> </thead> <tbody> <tr><td>Single-Leaf</td><td>1/2-Light</td><td>Wood</td><td>1</td></tr> <tr><td>Single-Leaf</td><td>Vision Lite</td><td>Wood</td><td>1</td></tr> <tr><td>Sliding</td><td>Patio</td><td>Aluminum</td><td>2</td></tr> </tbody> </table>		Type	Style	Material	Number	Single-Leaf	1/2-Light	Wood	1	Single-Leaf	Vision Lite	Wood	1	Sliding	Patio	Aluminum	2
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12. Chimneys <input checked="" type="checkbox"/> Undetermined		13. Porches <input checked="" type="checkbox"/> N/A Type: <input type="checkbox"/> Entry <input type="checkbox"/> Partial-Width <input type="checkbox"/> Full-Width <input type="checkbox"/> Wrap * Plywood enclosed porch west elevation																																																	
14. Other Significant Features N/A																																																			
15. Modifications: <input checked="" type="checkbox"/> <input type="checkbox"/> No known modifications #1 Date: Multiple additions since 1958 aerial photograph; aerial photographs																																																			

HCPI Detail Form (FORM 2)

(Continued from other side)

16. Primary Architectural Style Not Applicable

- | | | | | |
|--|---|--|---|---|
| <input type="checkbox"/> Art Deco/Streamline Moderne | <input type="checkbox"/> Gothic Revival | <input type="checkbox"/> Mission Revival | <input type="checkbox"/> Pueblo | <input type="checkbox"/> Spanish-Pueblo Revival |
| <input type="checkbox"/> Bungalow/Craftsman | <input type="checkbox"/> International | <input type="checkbox"/> Neo-Classical | <input type="checkbox"/> Queen Anne | <input type="checkbox"/> Territorial |
| <input type="checkbox"/> Colonial Revival | <input type="checkbox"/> Italianate | <input type="checkbox"/> Northern NM | <input type="checkbox"/> Ranch | <input type="checkbox"/> Territorial Revival |
| <input type="checkbox"/> Folk Victorian | <input type="checkbox"/> Mediterranean | <input type="checkbox"/> Prairie | <input type="checkbox"/> Spanish-Colonial | <input type="checkbox"/> Tudor Revival |

Notes: Other: Vernacular

17. Documents Available and Their Locations

Historic Preservation Division
 Land Use Department
 City of Santa Fe
 200 Lincoln Avenue
 Santa Fe, NM 87504
 (505) 955-6605
<https://www.santafenm.gov/land-use/historic-preservation>

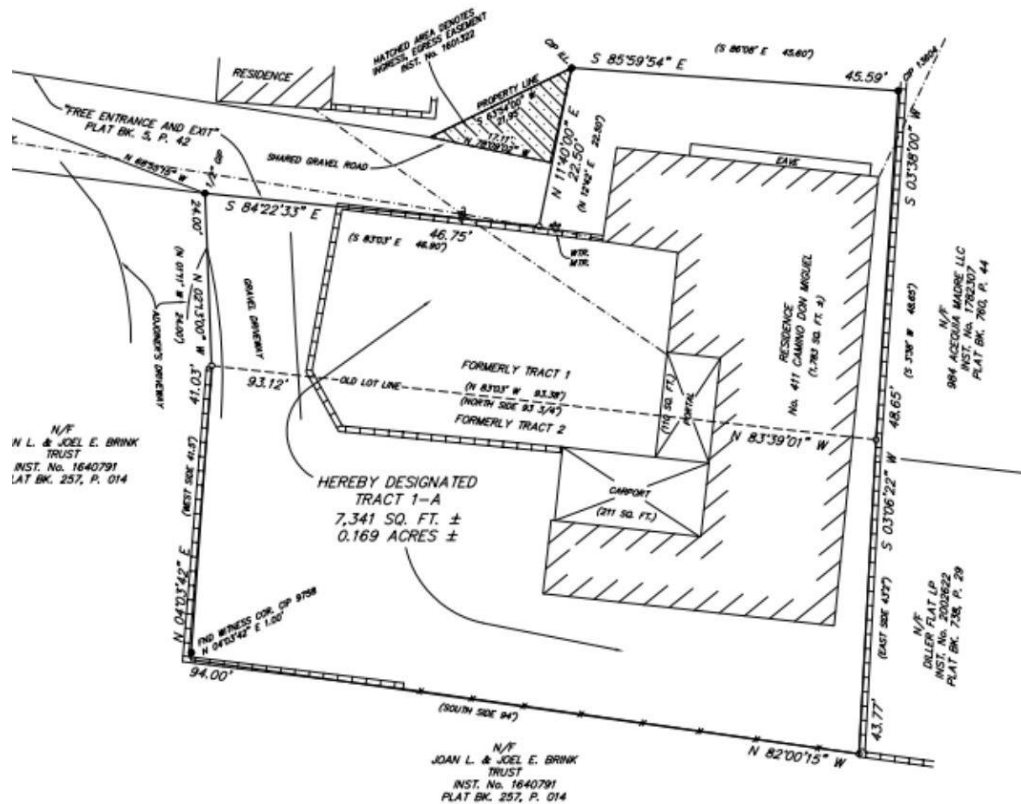
Archaeological Records Management Section
 Laboratory of Anthropology
 708 Camino Lejo
 Santa Fe, NM 87501
 (505) 476-1320
<https://nmhistoricpreservation.org/arms.html>

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19. Site Plan: Portion of 2025 survey plat. Courtesy of Del Rio Surveys.



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Architectural Description Continued

Setting

The property’s addressing is deceptive, as the house stands well back from the street along a dirt track historically called Don Miguel Lane. The lane is bordered by newer homes or older structures that have been altered with additions. 411 does not fit this pattern: it is a tumble-down structure surrounded by weeds. The two tracts together encompass roughly 0.87 acres. The combined buildings (referred to hereafter as “the house”) sit low to the ground on a level lot with minimal landscaping. The larger south tract consists primarily of open space with a few mature Chinese elms. At the east, the house stands close to a tall property wall, while the north edge is tightly confined by the property line.

North Elevation

Putatively the original front of the house, the north elevation presents the least disturbed – but highly deteriorated – portion of the building (Photos 1 & 2). It is a flat façade with an off-center entry door flanked by two windows. From east to west: a wood 1/1 hung sash window with a patterned plastic back panel, a half-light wood door, and a 3/1 hung sash wood window. A deteriorated wood overhang traces the top of the façade, and is sagging along much of its course. Behind the northwest corner is a onetime cutout (possibly a porch or patio), enclosed by the 1960s; this enclosure has no openings on its north wall (Photos 2 & 4).

West Elevation

Facing a swalled yard, the west elevation combines the adobe core, later additions, and the carport structure. The enclosed porch has a rectangular aluminum sliding window (Photo 3). The same type of window, but completely removed of its glass, penetrates the adobe wall of the original house (Photo 4). Based on a 1958 photograph, this window replaced an opening of different proportions (Fig. 2).

South of this window the original adobe home ended. Attached here, with a setback, is an addition constructed prior to 1966 (Fig. 3). Its façade is sheltered by a roughly built plywood porch (Photo 6). Behind it is the addition, entered through a diamond vision-

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lite door (Photo 7). Adjacent is a fixed nine-light wood window. Continuing south, the elevation includes an exposed, unpainted CMU wall with an aluminum sliding glass door (Photos 8 & 9). From this point southward, the west elevation is defined by the carport structure, a conglomeration of a carport, workshop, and smaller structures of varying material.

South Elevation

The south elevation begins at the west with the workshop, a rectangular volume sheathed with T-1-11 siding (a plywood or engineered wood paneling grooved to resemble vertical boards) (Photos 10 & 11). Interior photos show this room framed with irregularly spaced light studs, lacking bracing, and best characterized as substandard construction. Two six-light sliding wood windows provide light and ventilation.

To the east is a block-built section with a scrunched aluminum combination window (Photo 12). The last portion is a room of simple board construction, with vertical boards serving as both exterior and interior wall surfaces, resting on a wood sill laid directly on the ground (Photo 13). This appears to be an older shed incorporated into the carport structure. Its only opening is a single window, essentially a pane of glass set between boards.

East Elevation

The east side of the house sits close to the property wall. It reveals all three major components: the adobe core at the north, the block section at center, and the board-sided shed at the south. The older section contains a few steel casement windows.

Interior

Due to hazardous conditions, the interior was not entered. The house is reported to contain five rooms. Interior photographs provided by the architect show extensive deterioration, including plaster loss, damaged flooring, and makeshift alterations in poor repair. Portions of the kitchen and adjoining rooms show structural compromise, with debris from collapsed ceilings and walls scattered throughout (Photo 14).

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Footprint Evolution

The first clear aerial imagery of the house, taken in 1958, shows a simple east–west oriented rectangle with a cutout at its northwest corner, likely containing an open porch or patio (Fig. 2). Behind the house stood a very small secondary dwelling or shed. In the next available aerial, from 1966, the home’s footprint had expanded significantly. The cutout had been filled in, and small additions had been grafted onto the rear (Fig. 3). By 1973 the house had continued to grow at the back, including a carport structure that may have tied into one of the earlier sheds (Fig. 4). Taken together, the main house, its successive additions, and the carport formed the footprint that has remained essentially intact since the mid-1970s.

Condition

Based on photographs supplied by the applicant, the house is in an advanced state of deterioration. Prolonged vacancy and roof failures have led to widespread water intrusion, rotted framing, and collapsed adobe walls. Interior surfaces exhibit extensive damage, including plaster loss, deteriorated flooring, and poorly executed alterations. Portions of the kitchen and adjoining rooms show structural compromise, with debris from ceiling and wall collapse scattered throughout. The property has been deemed unsafe for occupancy.

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Historical Overview

Introduction

On September 15, 1951, a warm Saturday afternoon in the 80s, surveyor Samuel L. Davalos turned off Don Miguel Street and followed a winding dirt track lined with four houses, then known informally as Don Miguel Lane. He had been hired to survey several parcels for property owners along the lane. Davalos, who only a few years earlier had overseen the Manhattan Project’s Technical Area Section, including the construction of the Trinity Base Camp¹, now found himself engaged in more ordinary tasks. At the road’s end lay the tract of Rufus V. Garcia, who kept a small adobe dwelling there. That property, together with its house, would later be designated 411 Camino Don Miguel—the subject of the present survey.

Don Miguel Lane

Davalos filed his survey plat with the county a week later.² It supplied the formal descriptions required for recording, and within days the adjoining landholders began a sequence of quitclaims, mortgages, and conveyances that established both legal access along the lane and the framework for later ownership of the subject tract. Chief among these was a quitclaim deed filed on September 27, 1951, granting all the landowners permission to use the dirt lane, which had only recently been improved with a sewer extension.³

¹ John W. Murphey, 675 Armenta Street, *Samuel P. and Elizabeth Davalos House*, Santa Fe, Santa Fe County, New Mexico. *New Mexico Historic Cultural Properties Inventory 1 & 2*. Prepared for the City of Santa Fe, Historic Districts Review Board, September 11, 2012.

² Survey [plat] for Claudio F. Gonzales et al., recorded September 27, 1951, Book 5, Page 42, Instrument # 105241, Santa Fe County, New Mexico.

³ Quitclaim Deed, Valentin and Sally B. Garcia to Rufus B. Garcia, et al., recorded September 27, 1951, Book 60, Page 317, Instrument # 105238, Santa Fe County, New Mexico.

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Within a few years, all these holdings passed into the hands of Joe McCabe⁴, a Santa Fe real estate broker and land speculator, who in May 1954 sold the subject parcel—then containing only the small adobe house—to a young couple.⁵

Teodoro and Frances

The buyers were Teodoro and Frances Noedel, both in their early twenties. Teodoro, often called Ted, had been born in 1922 and raised on his family’s farm in Tesuque. His grandfather, Christian Noël, was a native of Hesse-Kassel, Germany, who immigrated to the United States at an unknown date. A harness maker by trade, Noël enlisted in 1855 in the 1st New Mexico Volunteer Infantry. After the Civil War, he worked at Hatch Ranch in southern New Mexico before acquiring property in Tesuque, where he established a general-purpose farm.⁶

His son Luis remained on the farm until the late 1930s, when he left agriculture to take a position with the state highway department in Santa Fe, moving his family to a house on Agua Fria Street. Teodoro had only a grammar school education and first worked as a delivery driver for a drugstore.⁷ In late 1942 he enlisted in the U.S. Army, serving four years and mustering out in 1946 as a private first class. He married Frances Garcia on February 16, 1948,⁸ but lost his father only a month later. The newlyweds first lived on the family property on Agua Fria Street.

In 1949 Teodoro’s prospects improved when he was hired by the McMurtry Manufacturing Company, a Denver-based paint and glass concern that had just opened a large store on West San Francisco Street. The firm marketed its own line of paints and

⁴ Between 1950 and 1959, Joe McCabe appeared on more than one hundred Santa Fe County deeds, not simply brokering sales but repeatedly taking title himself and reselling parcels. In the 1950s this was recognized as speculation or “dealing,” rather than ordinary brokerage.

⁵ Quitclaim Deed, Joe McCabe to Teodoro and Frances Noedel, recorded May 12, 1954, Book 74, Page 183, Instrument # 118251, Santa Fe County, New Mexico.

⁶ “Mrs. Josepha Garcia de Noedel” [obituary], *Santa Fe New Mexican*, March 19, 1935, 2.

⁷ Hudspeth Directory Company, *Hudspeth Directory Company, Santa Fe City Directory, 1940* (El Paso: Hudspeth Directory Company, 1940), 198.

⁸ Marriage License, Marriage Book 26, Page 14194, Santa Fe County, New Mexico.

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varnishes, sold modern glass products such as Insulux blocks and Thermopane windows, and distributed Kawneer aluminum storefront systems.⁹

Teodoro worked as a glazier, a tradesman skilled in cutting, fitting, and installing glass for windows, doors, and commercial façades. The steady wages enabled him and Frances to leave the family home and rent a house on Sienna Street, where Frances managed the household and cared for their four children. She later worked for sixteen years as a cook at Cristo Rey Catholic School.¹⁰ Teodoro would later serve the community as a fireman.¹¹ Two of their sons, Chris Noedel and Theodore Noedel Jr., would both serve in the Navy during the Vietnam Conflict.

Ted retired in the 1980s and probably spent much of his time in the workshop attached to the carport. The long table, lit by a skylight, shows the marks of years of cutting and measuring, while the walls—still carrying calendars, clippings, and pinned notes—hint at the steady repair and craft work he kept up in retirement.

In 1997, at age seventy-four, Ted and Frances deeded the property, together with five acres along State Highway 14 south of Santa Fe, to their daughter, Grace Vigil.¹² Frances Garcia Noedel died in 2002 at the age of seventy-nine, followed the next year by her husband, at the age of eighty. Both are buried at Rosario Cemetery.

After probate of Teodoro’s estate in 2003, title passed to Grace Vigil and Chris Noedel as joint tenants.¹³ The house then stood empty for many years, until Grace sold the north tract, holding the home, in 2024 to Penny Real Estate, an Albuquerque-based domestic LLC, which deeded it two months later to the Peter L. Quintana Revocable Trust, the current owner, who has erected a security fence around the deteriorated home. Weeds continue to grow.

⁹ John W. Murphey, 235 West San Francisco Street, *An Abbreviated Property History*, Santa Fe, Santa Fe County, New Mexico. Archaeological Review Committee report. Prepared for Ron Winters, April 13, 2023.

¹⁰ “Frances Noedel” [obituary], *The New Mexican*, March 16, 2002, B-2.

¹¹ “Teodoro Noedel” [obituary], *The New Mexican*, August 19, 2003, B-2.

¹² Quitclaim Deed, Teodoro and Frances Noedel to Grace Vigil, recorded July 30, 1997, Book 1395, Page 292, Instrument # 991592, Santa Fe County, New Mexico.

¹³ Personal Representative’s Deed, Grace Vigil, representative of Teodoro Noedel’s estate, to Grace Vigil and Chris Noedel, recorded June 11, 2010, Instrument # 1601322, Santa Fe County, New Mexico.

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Evaluation of Historical Status

It is unclear when the property was assigned Contributing status. The only prior survey, completed by Michael Belshaw in 1984, designated 411 Camino Don Miguel as Non-contributing, noting that it possessed no significance. No subsequent surveys or case files have been located that establish or clarify how or when the building came to be listed as Contributing.

The house, with its attached additions and carport, is recommended for downgrade to Non-contributing. This determination is based on the absence of architectural distinction or meaningful historical associations. The property does not exemplify any of the identified Santa Fe styles, nor does it represent a strong example of traditional vernacular construction. Its accretive character is undermined by piecemeal additions of varied design and materials, which fail to convey a coherent pattern of growth. The visible deterioration and substandard construction of the additions further weigh against Contributing status.

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Illustrations

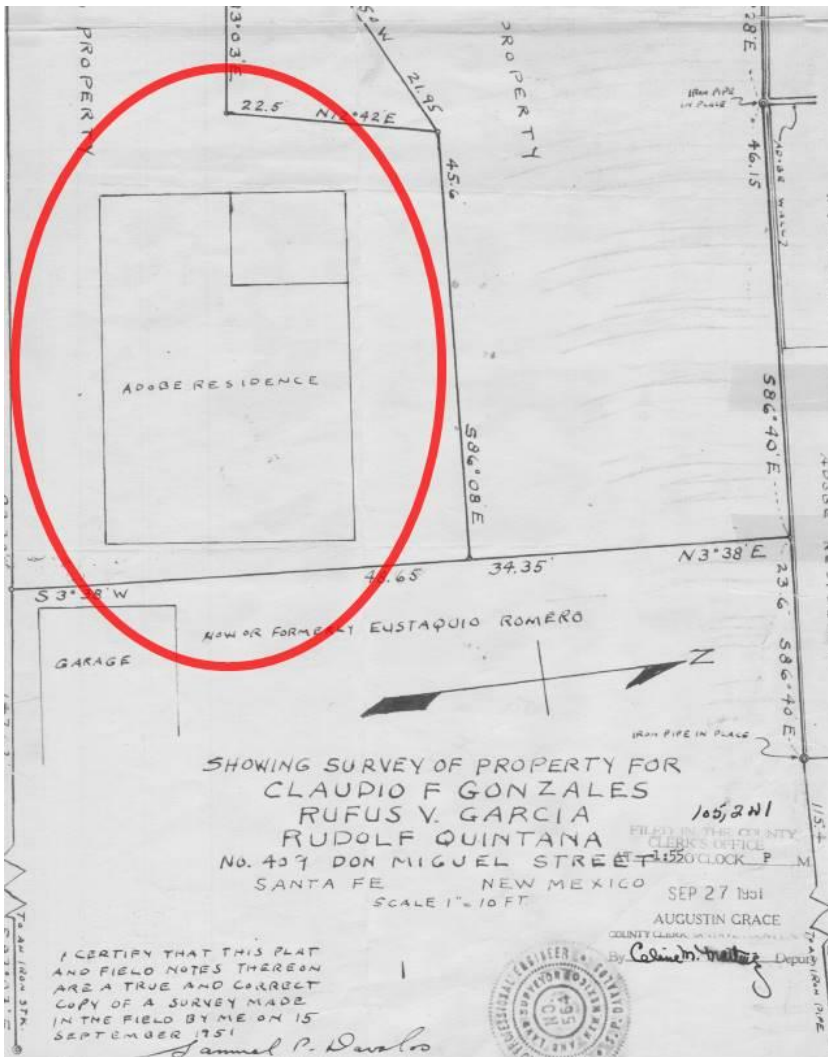


Figure 1. Portion of 1951 Davalos survey plat with subject house highlighted. County of Santa Fe Instrument # 105241.

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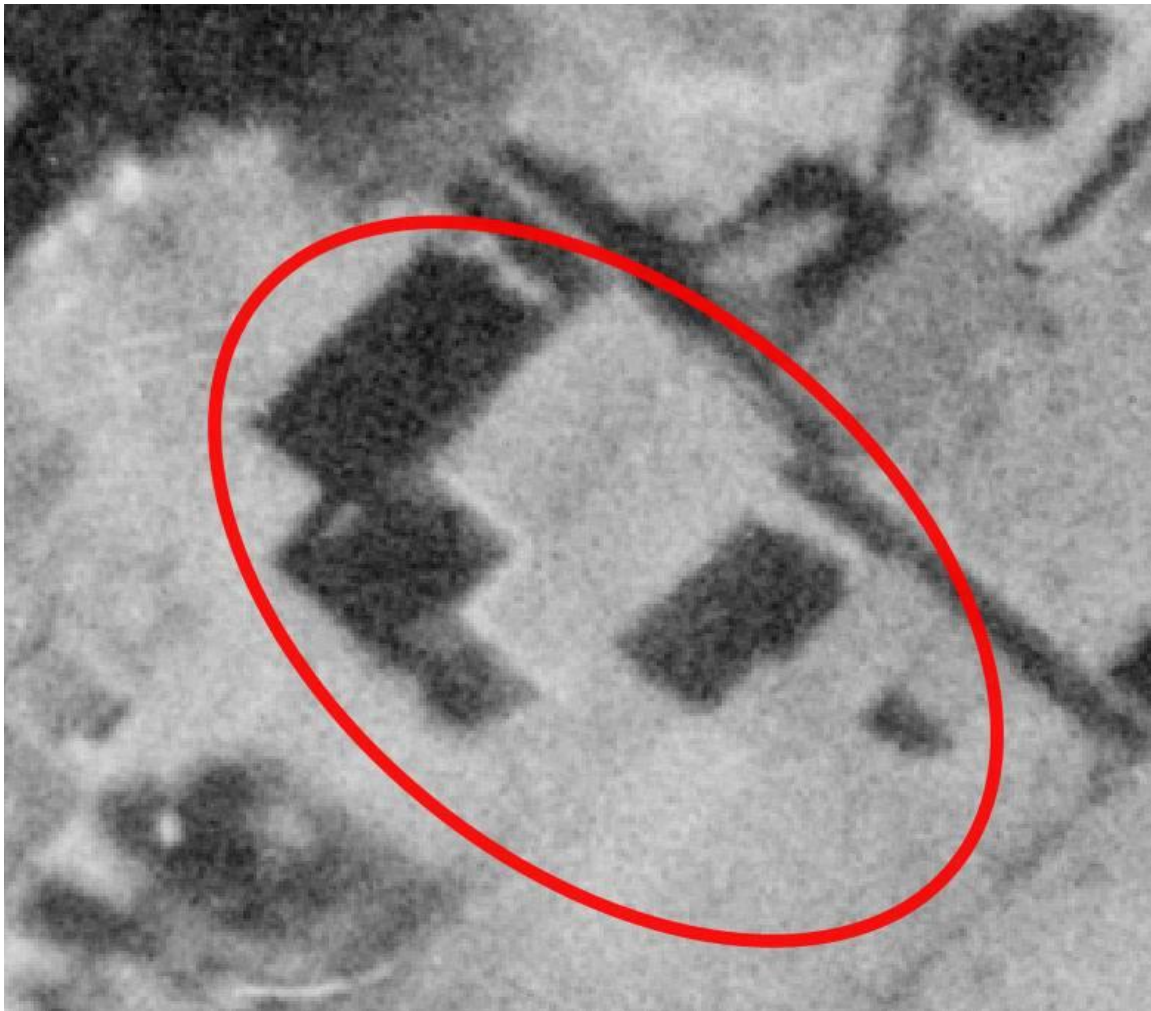


Figure 2: November 10, 1958, aerial photograph.
Note the house has the same footprint as the 1951 survey plat.

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Figure 4: May 2, 1966, aerial photograph.
Note the patio or open porch at the northwest has been enclosed and several additions to the rear have been built.

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HCPI No. _____	District No. _____	NRHP _____	SRCP _____	Criteria <u> </u> A <u> </u> B <u> </u> C <u> </u> D	
1. Name of property: Teodoro and Frances Noedel Home	2. Location: 411 Camino Don Miguel Downtown and Eastside Historic District -Santa Fe	3. Local Reference Number: Santa Fe ID: H-799			
		4. County: Santa Fe			
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Figure 4: May 11, 1973, aerial photograph.
Note the addition of the carport-workshop structure.

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Figure 5: November 19, 1984, Historic Building Inventory photo. Michael Belshaw, photographer.

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Survey Photographs

(All photographs by Giulia Caporuscio, September 12, 2025, unless otherwise noted. Due to fencing and hazardous site conditions, the east elevation was not documented; however, images taken in March 2025 show several deteriorated steel casement windows on that side.)



Photo 2: North elevation. Older part of home. Camera facing south.

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Photo 3: North elevation. Enclosed porch or patio area circled. Camera facing south.

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Photo 4: West elevation. Older section. Enclosed porch or patio area circled. Camera facing east.

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Photo 5: West elevation. Condition of windows. Camera facing southeast.

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Photo 6: West elevation. 1960s addition. Plywood porch enclosure circled. Camera facing northeast.

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Photo 7: West elevation. Entry inside plywood porch enclosure. Camera facing northeast.

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Photo 8: West elevation. Addition and carport structure. Camera facing east.

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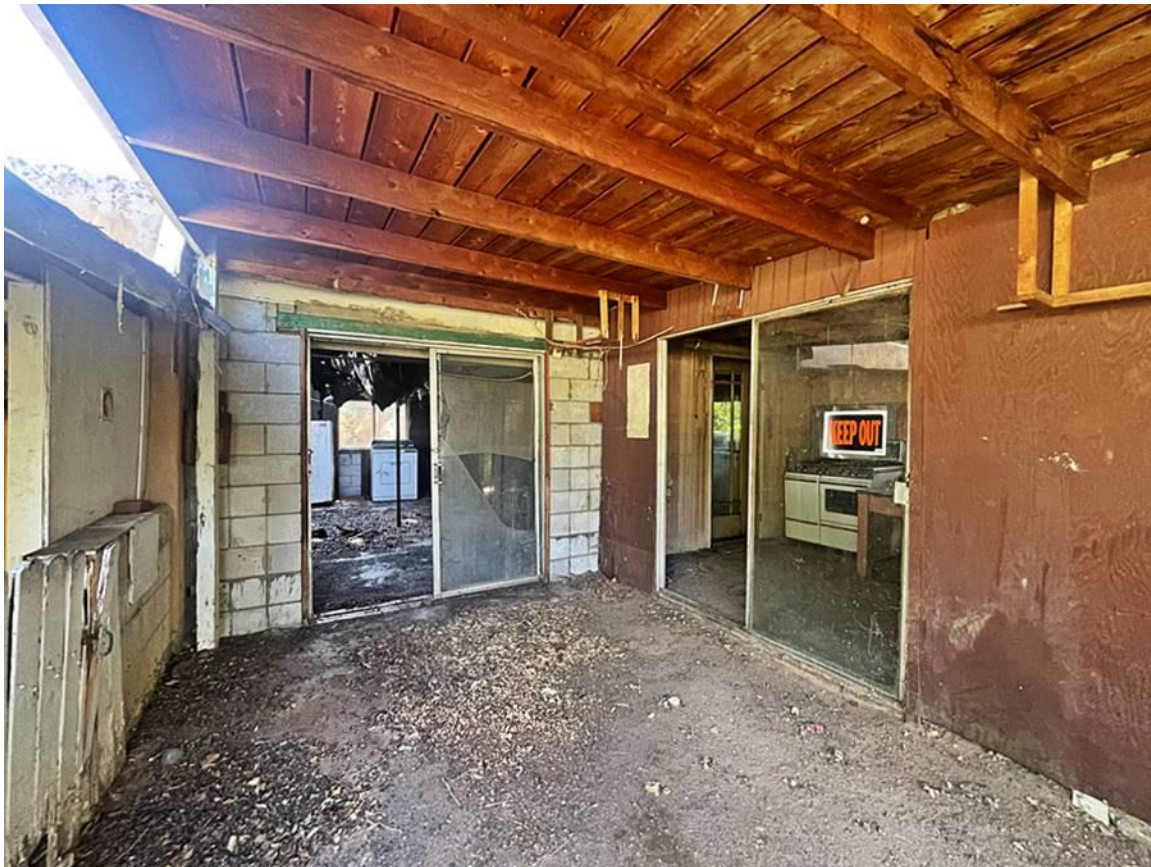


Photo 9: West elevation. Block addition and carport structure. Camera facing southeast.

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Photo 10: West elevation. Workshop. Camera facing northeast.

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W



Photo 11: South elevation. Workshop. Camera facing north.

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Photo 12: South elevation. CMU storage area. Camera facing northeast.

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Photo 13: South elevation. Wood board storage room circled. Camera facing northeast.

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Photo 14: Interior. Room at northwest corner of older building. March 9, 2025, John Padilla.