

City of Santa Fe, New Mexico

memo

DATE: March 10, 2026

TO: Historic Districts Review Board

VIA: Heather Lamboy, Planning & Land Use Department Director #LL
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager

FROM: Gary Moquino, Planner Manager, Historic Preservation Division *GM*

2026-011960-HDRB. 411 Camino Don Miguel. Downtown & Eastside Historic District. Non-Contributing. John A. Padilla, agent for Peter Quintana, owner, requests demolition of the current 2,280 sq. ft. structure.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

District Standards & yard wall
& fence standards.

Historic Inventory Form

Zoning Review Sheet

Other: Previous Case Documents

APPLICANT SUBMITTALS

Proposal Letter

Site Plan/Floor Plan

Elevations

Photographs

Other: Demolition Documentation

STAFF RECOMMENDATION:

Staff recommends approval of the demolition request and finds that the application complies with 14.2-1(G)(3)(IV) Demolition Criteria.

Sample motion:

One motion is required in this case.

- a. In case 2026-011960-HDRB, for 411 Camino Don Miguel, approve/deny the demolition of the 2,280 sq. ft. structure.

Should the Board deny the demolition request, the applicant shall return with an alternative proposal for review and approval before proceeding forward for a building permit.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-4.2(D)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

The single-family residence at 411 Camino Don Miguel is listed as non-contributing to the Downtown and Eastside Historic District. The main residential structure was built on a 0.87-acre lot in 1957 and comprises of 2,280 sq. ft. of roofed area. The structure was built in the Vernacular architectural design style as seen by the adobe block, wood frame, and concrete masonry block building materials, wood, steel, and aluminum doors and windows.

John Murphey's 2025 Historic Cultural Property Inventory (HCPI) survey discusses the evaluation and historic status of the structure, attached additions, and carport which have an absence of architectural distinction or meaningful historical association with the streetscape or the Downtown and Eastside Historic District. The structures do not exemplify any defined Santa Fe style, the current deterioration and substandard construction no longer speak to any accretive character (2025:11). Staff agrees with the historian. During a recent site visit with the applicant, it appeared that the last time the residence was occupied was in the early 1980s, but it is unknown how long this property has been vacant. At this point in time, the property has fallen into such disrepair that it has become a danger and a hazard to the community and streetscape and does not contribute to the historic district in which it resides.

PREVIOUS CASE SUMMARIES:

ARC: NA

HDRB:

On January 27, 2026, in Case No. 2026-011791-HDRB, the Board adopted staff's findings that the structure does not help to establish or maintain the character of the historic district and its integrity no longer remains and therefore should be designated as non-contributing.

ADMINISTRATIVE:

On July 1, 2025, in Case No. 2025-010752-ADMIN, staff approved a temporary chain link fence around the property boundary.

On October 6, 2025, in Case No. 2025-011673-ADMIN, the applicant and property owner requested administrative approval for a lot consolidation request with the Planning and Land Use Department.

APPLICANT’S REQUEST:

The applicant requests:

- 1) Demolition of the non-contributing residential structure.

DEMOLITION CRITERIA AND RESPONSES:

Per Section 14.2-1(G)(3)(IV): Demolition Criteria for determining if a demolition in a Historic District should be approved or denied.

- (a) Whether the structure is of historical importance.

Applicant Response: The structure's historic status was determined to be non-contributing to the Downtown and Eastside historic districts on January 27, 2026. The structure is significantly dilapidated and unsafe. There were no aspects of the structure that conveyed historic meaning, integrity, or craftsmanship.

Staff Response: The structure’s historic fabric is in very poor shape. On that basis, the HDRB designated the structure as non-contributing. Staff finds that this criterion has been met.

- (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

Applicant Response: The structure is not an essential part of a unique street section or block front. The structure is set back off Camino Don Miguel and has little to no visibility. Additionally, the structure was determined to be a non-contributing to the Downtown and Eastside historic district. A new structure will be constructed in the future and will meet the Downtown and Eastside historic district standards but will not reestablish the structure that is requested for demolition.

Staff Response: Staff finds that this criterion has been met. The structure is located approximately 400’ east of Camino Don Miguel and is not publicly visible.

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

Applicant Response: The structure is in severe disrepair and, if allowed to remain, would contribute to blight of the Camino Don Miguel neighborhood. The structure is unlivable, cannot be rehabbed, and is unsafe. A Historic Inspection Report was provided by the City of Santa Fe Building Official, Bobby Padilla, in April of 2025, and stated that the structure “showed signs of structural damage throughout.” Additionally, he noted that the “residence is infested with rodents, and due to the roof leaking, the structure is dangerous and uninhabitable.” He also noted the house's substandard construction. The structure was also evaluated by High Desert Structural Engineering in April of 2025 and noted that the building was in poor condition with such problems as adobe walls being eroded, framing and other parts of the structure being in direct contact with soil, and that the roof framing was undersized where the additions to the original house occurred. They note that “any salvage attempt would be cost-prohibitive.” Both reports, as well as the HCPI form by John Murphey, the photos, and the visual observations, indicated that the structure is beyond repair and has no structural stability.

Staff Response: Staff finds that this criterion has been met based upon the City of Santa Fe Building Official and the High Desert Structural Engineers Reports as well the HCPI form by John Murphy.

RELEVANT CODE CITATIONS:

14.2.1(G)(3) Demolition of Historic or Landmark Structure

Demolition of Historic or Landmark Structure

I. Purpose

The purpose of the demolition of historic or landmark structure procedure is to provide a mechanism for review and approval prior to the demolition of any historic or landmark structures within the city of Santa Fe.

II. Applicability

A demolition request must receive staff approval prior to the demolition of any designated historic or landmark within the city of Santa Fe. The demolition request shall only be considered upon the written application of the property owner.

111. Demolition Procedure

a. Pre-Application Conference

A pre-application conference, as described Section 14-2.1B.1.I, is required.

b. Application Submittal and Acceptance

Referral to Archaeological Review Committee

Upon receiving an application for demolition of structure in a historic district or a landmark structure, the Planning and Land Use Director shall refer the application to the Archaeological Review Committee to determine whether damage to archaeological resources may be caused by the demolition and what actions should be taken regarding excavation and the archaeological clearance permit.

c. Application Analysis

Before granting approval or denial of a demolition request, the Planning and Land Use Director shall provide the following information on the structure under consideration.

1. A report on the historic or architectural significance of the structure;
2. A report from the City building inspector on the state of repair and structural stability of the structure;
3. If the structure is more than 50 years old, and the entire project of which demolition is a part requires an archaeological clearance permit, a report from the Planning and Land Use Director on whether the demolition would damage possible archaeological artifacts; and
4. Other information as requested by the HDRB or Governing Body.

14-4.6 HISTORIC DISTRICTS

A. General Provisions

1. Purpose

In order to promote the economic, cultural, and general welfare of the people of Santa Fe and to ensure the harmonious, orderly, and efficient growth and development of the City, the Governing Body deems it essential to preserve the qualities relating to the history and culture of Santa Fe, maintain a harmonious outward appearance in order to preserve property values, and attract residents and tourists alike. The specific purposes of this section are to preserve qualities relating to the history of Santa Fe, such as the following:

- I. Continue the existence and preservation of historic areas and buildings;
- II. Continued construction of buildings in Santa Fe's historic styles; and
- III. General harmony as to architectural style, form, color, height, proportion, texture, and material between buildings of historic design and those of more modern design.

(C) Regulation of Significant and Contributing Structures in the Historic Districts

3. Review by Historic Districts Review Board Required

- I. Except where this chapter provides for review by staff, the HDRB shall review all applications for new construction, alteration, or demolition in the historic districts, and of landmark structures throughout the city, based on the standards set forth in this section.
- II. The historic board shall judge any proposed alteration or new structure for harmony with adjacent building, preservation of historical and characteristic qualities, and conformity to the standards for architectural style set forth in this section.
- III. The HDRB may approve, deny, approve with conditions, or, with the consent of the applicant, postpone an application.
 - a. For applications approved with conditions, no permit shall be issued until the HDRB conditions have been met.
 - b. An application that is postponed shall be heard at a date agreed upon by the HDRB and the applicant.
- IV. No permit shall be issued until the time for appeal to the Governing Body has expired.

A. Additional District-Specific Design Standards

2. Downtown and Eastside Historic District

The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations.

1. Old Santa Fe Style

Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

- a. With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior

portal, the outer edge of the roof being supported by wooden columns.

Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, open slightly ogive, over gateways in freestanding walls;

- b. All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;
- c. Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;
- d. The rules as to flat roofs shall not be constructed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;
- e. True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and
- f. It is characteristic of Old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

II. Recent Santa Fe Style

Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion,

and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

- a. No building shall be over two stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;
- b. The combined door and window area in any publicly visible facade shall not exceed forty percent of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three (3) feet from the corner of the facade;
- c. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- d. No less than eighty percent of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;
- e. The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complementary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- f. Flat roofs shall have not more than thirty (30) inches overhang.