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

Case # 2026-11791-HDRB
Address – 411 Camino Don Miguel
Agent's Name – John A. Padilla, AIA
Owner/Applicant's Name – Peter L. Quintana

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 27, 2026.

BACKGROUND

The single-family residence at 411 Camino Don Miguel is listed as contributing to the Downtown and Eastside Historic District. The main residence was built on a 0.87-acre lot in 1957 and comprised of 2,280 square feet of roofed area. The structure was built accretionally in a vernacular manner of adobe block, wood frame and concrete masonry units, with wood, steel and aluminum doors and windows. In a 1984 historic survey, the author designated the structure as non-contributing. It is unknown when the property received a contributing status, but it is listed on the City of Santa Fe GIS Overlay Districts Map as contributing.

The property has been unoccupied since the early 1980s. During a recent site visit with the Applicant, it was plainly apparent the residence had been unmaintained for years. Several windows were broken out, with consequent seepage of precipitation into the living areas. The roof of a plywood porch enclosure was breached, some walls show cracking and signs of buckling. The roof and wall at the northwest corner of the original section of the house have collapsed, leaving a pile of rubble in the interior. The Staff's opinion is that the property has fallen into such disrepair that it has become a danger and hazard to the community and streetscape, and it does not contribute to the historic district in which it resides.

In a 2025 Historic Cultural Properties Inventory, architectural historian John W. Murphey recommended the status of this structure be downgraded to non-contributing, based on the lack of architectural distinction or meaningful historical associations. He concluded that the property does not exemplify any identified Santa Fe style, nor is it a strong example of traditional vernacular construction. Its accretive character is undermined by piecemeal additions of varied design and materials with no coherent pattern. The visible deterioration and substandard construction of the additions also weigh against contributing status, Mr. Murphey wrote.

At this hearing, the Applicant asks the Board to review the structure's historic status for a requested status downgrade to non-contributing.

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. Historic Preservation Division City staff reviewed the application and related materials and information submitted by the Applicant for conformity with applicable Santa Fe City Code ("SFCC") requirements and provided the Board with a written report of its findings ("Staff Report"), which evaluates the factors relevant to the application.
2. Historic Preservation Division Staff Recommendation: Staff recommended the historic status of the structure be downgraded to non-contributing, per SFCC Section 14-4.6(C)(2), Designation of Significant, Contributing, or Non-Contributing Structures.
3. The project is subject to SFCC Section 14-5.2(C), Regulation of Significant and Contributing Structures.
4. The project is subject to the requirements and general design standards set forth in SFCC Section 14-4.6(E), General Design Standards for All Historic Districts.
5. 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).
6. SFCC Section 14-4.6(C)(2)(II) gives the Board authority to review and approve "significant," "contributing," or "non-contributing" status designations and to designate primary façades of contributing structures.
7. Under SFCC Section 14-9.3, the definition of a "contributing structure" is "a structure, located in a historic district, approximately 50 years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains."
8. Under SFCC Section 14-9.3, the definition of a "primary façade" is one or more principal faces or elevations of a building with features that define the character of the building's architecture.
9. Under SFCC Section 14-9.3, the definition of a "non-contributing structure" is a "structure, located in a historic district, that is less than 50 years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the historic district."
10. Based on the information set forth in the Staff Report and exhibits and the testimony and evidence presented at the hearing, the Board finds that the structure meets the definition of a non-contributing structure. The Board finds that the structure does not help to establish or maintain the character of the Historic District and its historic integrity has substantially eroded.
11. The information contained in the application and provided in testimony and evidence establishes that all applicable requirements for Board review 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 grants the Applicant's request to review historic status.

3. The Board downgrades the status of the structure to non-contributing.

IT IS SO ORDERED ON THIS 13th DAY of OCTOBER, 2026, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios Date
Chair

FILED:

_____ _____
Geralyn Cardenas Date
City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney