



**Regular Meeting of the Historic  
Districts Review Board  
January 14, 2025 at 5:30 PM  
Council Chambers, City Hall  
200 Lincoln Avenue**

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Meeting Minutes

1. Call to Order – 5:30 PM

2. Roll Call

Chair Rios - Present

Vice Chair Guida – Absent - Excused

Member Biedscheid - Present

Member Bienvenu - Present

Member Aguilar- Medrano – Present

Member Degnan – Present

Member Mather - Present

3. Approval of Agenda

Staff amended the agenda to postpone New Business Item b. 2024-009650-HDRB, 202 Irvine St. to February 11, 2025, and item g. 2024-009613, 1182 Cerro Gordo Road, to January 28, 2025.

Member Aguilar Medrano moved to approve the agenda as amended, Member Biedscheid seconded, approved unanimously under a roll call vote.

4. Approval of Minutes

No minutes were approved.

5. Approval of Findings/Conclusions

a-h. Member Degnan moved to approved items a-h, FOF/COL dated August 13, 2024, Member Biedscheid seconded, approve unanimously under a roll call vote.

i-k. Member Biedscheid moved to approved items i-k FOF/COL dated September 10, 2024, Member Mather seconded, items approved unanimously under a roll call vote.

I. Member Aguilar-Medrano moved to approved item I, FOF/COL dated November 26, 2024, member Biedscheid seconded, item approved unanimously under a roll call vote.

6. Matters from the Public

Members of the public provided comments.

7. Staff Communications

Land Use Director Lamboy provided a quick update on the Land Development Code Update and General Plan Update project.

Assistant City Attorney Ruybalid stated the appeal on the status review decision made by the HDRB on March 12, 2024, for 718 Old Santa Fe Trail will be heard by the Governing Body on January 16, 2025.

8. Old Business

No old business was discussed.

9. New Business

- a. 2024-009653-HDRB, 1010 Camino San Acacio, Downtown and Eastside Historic District, Non-contributing, Daniel Strongwater, agent for Jeremy and Caroline Rohrllich, owner, requests status review with primary façade designation if applicable. (Paul Duran, [paduran@santafenm.gov](mailto:paduran@santafenm.gov))

Staff presented their findings and recommendation, the applicant presented their proposal, and the Board heard public comment from members of the public.

After discussion by the Board, Member Bienvenu moved to adopt staff's recommendation that the house be designated as contributing for the reasons set forth in the staff report, the HCPI, and the presentation tonight; and that the rock wall along the street also be designated as contributing, and that facades 1 and 9 be designated as primary. Member Bievenue added an additional finding that while façade 2 may not be primary it does have distinctive characteristics that are important to be maintained most specifically the roof line and corbel pattern and that under the Historic ordinance even on non-primary facades, historic characteristics shall be preserved. On the primary facades the windows themselves are excluded from the designation due to being non-historic while the fenestrations are historic and should be maintained, with the exception of the stained-glass window which is included and is recognized as important to the character of the house.

Member Biedscheid seconded the motion with a friendly amendment that the rubble rock wall foundation be added as a characteristic that is worthy of preservation in this designation.

The friendly amendment was accepted.  
The motion was adopted unanimously on a roll call vote.

- b. 2024-009650-HDRB, 202 Irvine St., Westside-Guadalupe Historic District, Non-contributing, Michael Bodelson, agent for Charles Rennick, owner, proposes to construct two closet additions on the east façade for a total of 125 sq. ft., relocate one window on the south façade, raise height of the chimney to 11'-1" where the maximum allowable building height is 13'-1", and approval of a pre-existing non-conforming shed at the southwest corner of the lot. (Paul Duran, [paduran@santafenm.gov](mailto:paduran@santafenm.gov))

Postponed to February 11, 2025

- c. 2024-009611-HDRB, 1226 Cerro Gordo Rd, Downtown & Eastside Historic District, non-contributing, Margery and Emily Howe, agent/owners, proposes to raise the parapet to 12'-0", construct a 114 sq. ft. portal to a height of 10'-0" where the maximum allowable height is 14'-1", relocate a door and install a window. (Lani McCulley, [ljmcculley@santafenm.gov](mailto:ljmcculley@santafenm.gov))

Staff presented their findings and recommendation, the applicant presented their proposal, and the Board heard public comment from members of the public.

After discussion by the Board, Member Bienvenu moved to adopt staff's recommendation and approve the application as submitted. Member Degnan seconded and the motion was approved unanimously on a roll call vote.

- d. 2024-009323-HDRB, 312 Pino Rd., Downtown and Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Bonny and Byron Goldstein, owners, proposes to replace windows and doors, install door grille, relocate the cellar entrance and requests exceptions to 14-5.2(D)(5)(a)(i) for primary facades of contributing structures, historic windows shall be repaired or restored wherever possible, 14-5.2(D)(1)(a) the removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited, and 14-5.2(D)(5)(b) new material on a primary façade. (Paul Duran)

Staff presented their findings and recommendation, the applicant presented their proposal and the Board heard public comment from members of the public.

After discussion by the Board, Member Biedscheid moved to approve the application as submitted and consistent with staff's recommendation, noting that the exception criteria have been met, and with the condition that the drawings be updated to reflect the new door detail on the south façade prior to seeking a building permit.

Member Mather seconded, and the motion passed unanimously on a roll call vote.

- e. 2024-009651-HDRB, 423 Camino Don Miguel, Downtown and Eastside Historic District, Non-contributing, Tim Curry, agent for Gerry and Kris Ronningen Fenrich, owners, proposes to remove 1,570 sq. ft. of non-historic elements and return the building to the original 860 sq. ft. adobe footprint, construct 240 sq. ft. of portals on the south and east elevations, install new divided lite wood clad windows and doors, raise roof to 13'-10" where the maximum building height is 13'-11", and raise yard wall height from 4' to 5'-7" where the maximum yard wall height is 5'-7". (Paul Duran)

Staff presented their findings and recommendation, the applicant presented their proposal, and the Board heard public comment from members of the public.

After discussion by the Board, Member Aguilar Medrano moved to approve the application as submitted. Member Biedscheid seconded, and the motion passed unanimously on a roll call vote.

- f. 2024-009612-HDRB, 1126 Camino Delora, Downtown & Eastside Historic District, vacant lot, Marc Naktin, agent for Gary Shockley, owner, proposes to construct a 3,800 sq. ft. residence to a height of 19'-10" where the maximum allowable is 16'-2". The additional 3'-8" in height is requested per section 14-5.2(D)(9)(c)(ii)(f) the Board may increase the allowable height for proposed buildings and additions located on a sloping site where the difference in the natural grade along the structure's foundation exceeds two (2) feet. (Lani McCulley)

Staff presented their findings and recommendation, the applicant presented their proposal, and the Board heard public comment from members of the public.

After discussion by the Board, Member Biedscheid moved to approve the application as submitted, granting the additional 3' 8" in height per section 14-5.2(D)(9)(c)(ii)(f), based on the 20' slope in the sight, Member Aguilar Medrano seconded with a friendly amendment that the corners be bullnosed and the windows be recessed by 4" as stated by the applicant. The friendly amendment was accepted by Member Biedscheid and the motion passed unanimously on a roll call vote.

- g. 2024-009613-HDRB, 1182 Cerro Gordo Road, Downtown & Eastside Historic District, Contributing, High Desert Contractors LLC, agent for Lanalee Lewis Rev. Trust, owner, proposes to remove the roof of a contributing structure, construct a new roof deck, exterior staircase, and install deck railing and fencing. Exceptions are requested to 14-5.2 (D)(6) for replacing a roof not in-kind and 14-5.2(D)(2)(5)(b) for constructing an architectural feature on a primary facade. (Lani McCulley)

Postponed to January 28, 2025.

- h. 2024-008779-HDRB, 428 San Antonio St., Downtown and Eastside Historic District, Significant, Daniel Lujan, agent for Andrew and Mary Harris, owners, proposes to construct a 300 sq. ft. garage to a height of 12'-6" with a 131 sq. ft. portal on the west elevation to a height of 9'-6" where the maximum allowable building height is 12'-6" in the Territorial design style, and a 5' tall CMU stuccoed yard wall from the southern property boundary to the main residential structure offset by 6". (Paul Duran)

Staff presented their findings and recommendation, the applicant presented their proposal, and the Board heard public comment from members of the public.

After discussion by the Board, Member Aguilar Medrano moved to approve the application as submitted with the condition that the colors and finishes will match that of the existing structure, including the stucco color, trim color, the structures corners and the doors. Member Biedscheid seconded and made a friendly amendment that the new stucco wall between the new garage and the house include the brick coping, consistent with other structures on the property, to a height of 5' maximum. The friendly amendment was accepted. The motion was approved unanimously by a roll call vote.

- i. 2024-009652-HDRB, 829 A W. Manhattan Ave, Downtown and Eastside Historic District, Contributing, Ju Tan, agent for Brenda Baletti, owner, proposes to construct a 160 sq. ft. entry portal to a height of 10'-2" where the maximum allowable height is 12'-8" and two exceptions are requested to 14-5.2(D)(2)(c) additions are not permitted to primary facades and 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. (Paul Duran)

Staff presented their findings and recommendation, the applicant presented their proposal, and the Board heard public comment from members of the public.

After discussion by the Board, Member Aguilar Medrano moved to approve the application with the condition that the depth of the portal be reduced to 6',

finding that the exception criteria has been met, and also noting that the applicant has stated that the west end of the portal will be inset 6” from the facade of the existing structure and that revised drawings be submitted prior to building permit. Member Degnan seconded and the motion passed unanimously on a roll call vote.

- j. 2024-009615-HDRB, 715 Gregory Lane, Don Gaspar Area Historic District, non-contributing, Christopher Purvis, agent for Karen Teutsch, owner, proposes to construct a 215 sq. ft. addition at a height of 12’-0”, and a 475 sq. ft. freestanding casita to a height of 12’-8” where the maximum allowable is 16’-1”. (Lani McCulley)

Staff presented their findings and recommendation, the applicant presented their proposal, and the Board heard public comment from members of the public.

After discussion by the Board, Member Bienvenu moved to approve the application as submitted with the condition that the casita is built to a maximum height of 11’-8”.

Member Degnan seconded, and the motion was approved unanimously on a roll call vote.

- k. 2024-009616-HDRB, 1302 Canyon Road, Downtown & Eastside Historic District, non-contributing, Christopher Purvis, agent for Walter Richard Schmeal, owner, proposes to construct a 170 sq. ft. addition to a height of 12’-0” on the casita, and a 600 sq. ft. freestanding garage to a height of 12’-8” where the maximum allowable height is 14’-11”. (Lani McCulley)

Staff presented their findings and recommendation, the applicant presented their proposal, and the Board heard public comment from members of the public.

After discussion by the Board, Member Degnan moved to approve the application as submitted. Member Mather seconded and the motion was approved unanimously on a roll call vote.

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

- a. January 28, 2025

13. Adjourn

Member Mather moved to adjourn, member Degnan seconded and the motion was approved unanimously on a roll call vote.

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.