



**Regular Meeting of the Historic
Districts Review Board
February 11, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

1. Call to Order – 5:30 PM

2. Roll Call

Chair Rios - Present

Vice Chair Guida – Absent - Present

Member Biedscheid - Present

Member Bienvenu - Present

Member Aguilar- Medrano – Present

Member Degnan – Present

Member Mather - Present

3. Approval of Agenda

HPD Planner Manager, Moquino stated that under New Business Items a, b, and c are from the HDRB hearing that was postponed on January 28, 2025,

Member Biedscheid moved to approve the agenda, Member Guida seconded, approved unanimously under a roll call vote.

4. Approval of Minutes

December 10, 2024 Minutes

Member Bienvenu stated minutes need some minor changes. Member Degnan moved to approve the minutes with changes, Member Bienvenu seconded, approved under a roll call vote, Member Guida abstained.

5. Approval of Findings/Conclusions

a-b. Member Guida moved to approved items a-b, FOF/COL dated September 10, 2024, Member Mather seconded, approve under a roll call vote, Member Aguilar-Medrano abstained.

c. Member Biedscheid moved to approved item c, FOF/COL dated December 10, 2024, Member Mather seconded, items approved under a roll call vote, Member Aguilar- Medrano and Member Guida abstained.

6. Matters from the Public

Members of the public provided comments.

7. Staff Communications

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 was heard by the Governing Body on January 16, 2025. The Governing Body upheld the decision of the HDRB for the Apartment as a Significant structure with a vote of 8-1 and the two casitas were downgraded to Non – Contributing from Contributing status with a vote of 9-0.

Land Use Director Lamboy, informed the HDRB of the next educational opportunities conference, “Getting Down to Business” will be held on March 19, 2025 which will include the Business Licensing, Short Term Rentals and Code Enforcement.

Jenifer Jenkins presented the design of the State Executive Office Building and requesting the HDRB to appoint a subcommittee to collaborate the design, noted as information only. No subcommittee was created.

8. Old Business

No old business was discussed.

9. New Business

- a. 2025-009719-HDRB, 878 E. Palace. Downtown and Eastside Historic District, Micheal Herrera, agent for Marilyn Halla, property owner, request a status review and primary façade designation. (Amanda Romero, alromero@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 historic status and structure be maintained as Contributing, the east and south yard walls designated as Non-Contributing

and the east and north facades, numbers 1 & 2 on the diagram designated as primary with the exclusion of any non-historic materials.

Member Aguilar- Medrano seconded the motion

The motion was adopted with a 4-2 on a roll call vote. with Members Mather, Bienvenu, Aguilar Medrano, and Degnan voting for and Member Guida and Biedscheid voting against.

- b. 2025-009690-HDRB, 1525 Canyon Rd, Downtown & Eastside Historic District, Contributing, Rachel Heydemann, agent/owner, proposes to replace windows and doors and stucco. An exception is requested to 14-5.2(D)(5)(a) to replace historic windows and doors. (LJMcculley@santafenm.gov ,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 that in case number 2025-009690-HDRB at 1525 Canyon Road to accept staff recommendations finding that all exception criteria have been met for the replacement of the historic windows A and B on the primary façades with in-kind windows that are wood and painted and that the replacement of all other windows as proposed by the applicant.

Member Degnan seconded.

The motion was approved unanimously 5-0 on a roll call vote with Members Mather, Biedscheid, Guida, Aguilar Medrano, and Degnan voting for.

Member Bienvenu recused himself from hearing the case.

- c. 2025-009689-HDRB, 1 Camino Pequeno Unit A, Downtown & Eastside Historic District, non-contributing, Courtenay Mathey, agent for Ann and Kevin Cooney, owners, proposes to construct 475 sq. ft. of additions to a height of 14'4", raise parapets to 12'5", install exterior insulation, replace windows and doors, and construct a 645 sq. ft. freestanding garage and studio to a height of 14'-4" where the maximum allowable is 14'-5", 5'8" high yard walls, fences and gates where the maximum allowable height is 5'-8", stucco, roof, install exterior lighting, solar panels and hardscaping. (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 Aguilar Medrano moved to approve the application with the condition that the stucco wall along Camino Pequeno be changed to a coyote fence with the horizontal supports be on the private side and the top of the coyote fence be staggered within a couple of inches of each other to not create a uniform horizontal line along the top.

Member Biedscheid seconded and offered a friendly amendment that the garage door be constructed out of wood rather than metal. The amendment was accepted.

The motion was approved unanimously 6-0 on a roll call vote.

- d. 2025-009773-HDRB, 127 Duran St., Westside-Guadalupe Historic District, Non-contributing. Gayla Bechtol, agent for Jennifer Allen and Karen Kalat, owners, request a status review with primary façade designation, if applicable, for a residence and an accessory structure. (Lani McCulley)

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

Member Aguilar Medrano moved that in case number 2025-009773-HDRB for 127 Duran to maintain the residential and the accessory structure as non-contributing and to designate the walls of the historic acequia as contributing.

Member Mather seconded.

The motion was approved 4-3 on a roll call vote, Members Aguilar Medrano, Mather, Degnan, and voting for and Members Guida and Bienvenu and Biedscheid voting against. Recognizing that the Board does not necessarily have jurisdiction over the acequia and recognizing what Member Aguilar Medrano indicated that this is a wall that perhaps needs to be protected, Chair Rios voted in favor therefore breaking the tie vote.

- e. 2024-009202-HDRB, 925 Acequia Madre, Downtown & Eastside Historic District, Contributing. Gregory Waits, agent for Jason Flanagan, owner, requests a status review with primary façade designation(s) if applicable. (Paul Duran, 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 Guida moved to approve the application as submitted, the status of the structure be maintained as contributing with the south façade, excluding non-historic materials, be designated as primary.

Member Biedscheid seconded.

The motion was approved unanimously 6-0 on a roll call vote.

- f. 2025-009748-HDRB, 502 Cerrillos Rd., Historic Transition Historic District, Non-contributing. Kevin Skelly, agent for Debra Olinger, owner, proposes to enclose existing northeast portal and requests an exception to 14-5.2(D)(4) to enclose an existing portal (hllamboy@santafenm.gov, Heather Lamboy)

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 staffs findings that the exception criteria to enclose the existing northeast portal have been met for the reasons given by staff. The application be granted to enclose the portal with the condition that the design to be modified to include two double hung windows similar in design to the windows on the existing north elevation and appropriately setback the corners of the façade that is required under the ordinance and all to be submitted to staff.

Member Degnan seconded.

Member Biedscheid proposed a friendly amendment, and that the drawings be revised and submitted to staff before seeking a permit.

The motion was approved 5-1 on a roll call vote, with Members Mather, Biedscheid, Bienvenu, Aguilar Medrano, and Degnan voting for and Member Guida voting against.

- g. 2024-009613-HDRB, 1182 Cerro Gordo Rd., 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 to 14-5.2(D)(2)(5)(b) for constructing an architectural feature on a primary facade. (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 adopt staff's recommendations and find that the exceptions have been established for all the reasons set forth in the staff report and that the application be approved.

Member Guida seconded.

The motion was approved unanimously 6-0 on a roll call vote.

- h. 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 the chimney height to 11'-1" where the maximum allowable height is 12'-7", and requests an exception to 14-5.2(l)(a) to allow wood as an exterior wall material for an existing shed. (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 Guida moved to approve the project inline with staff's recommendation finding that the exception criteria have been met and noting that the applicant acknowledge that the shed would remain the existing blue color.

Member Degnan seconded.

The motion was approved unanimously 6-0 on a roll call vote.

- i. 2025-009774-HDRB, 1184 Cerro Gordo, Downtown & Eastside Historic District, Non-contributing. Trey Jordan Architecture, agent for Sage Haven, LLC, owner, proposes to construct a 146 sq. ft. addition to a height of 9'-6" where the maximum allowable is 16'-5" and a 6'-0" high yard wall and fencing where the maximum allowable height is 6'-0". (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 and recommended by staff.

Member-Aguilar Merano seconded.

The motion was approved 5-1 on a roll call vote, with Members Mather, Biedscheid, Guida, Aguilar Medrano, and Degnan voting for and Member Bienvenu voting against.

10. Discussion Items

Land Use Director Lamboy, recognized and extended gratitude to Vice-Chair Anthony Guida for serving on the HDRB for six years. It was his last HDRB meeting.

11. Matters from the Board


12. Next Meeting:

- a. February 25, 2025

13. Adjourn

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

Submitted by:



Gary Moquino,
Historic Preservation Division Manager

Approved by:

Cecilia Rios, Chair