



**Regular Meeting of the Historic
Districts Review Board
June 11, 2024, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes
[HDRB Board Meeting 6/11/2024](#)

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30pm in the City Council Chambers, City Hall, Santa Fe, New Mexico.

1. Roll Call

Roll Call indicated the presence of a quorum as follows: Mr. Moquino

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenu
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather

Members Absent

Mr. Anthony Guida, Vice Chair

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Manager
Mr. Frank E. Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner

Note: All items in the Board packet for all agenda items are incorporated herewith by reference. The original Board packet is available on PrimeGov and can be requested from the Historic Preservation Division.

2. Approval of Agenda

HPD Planner Manager, Mr. Moquino stated that item f. 2024-008259-HDRB, 697 Gonzales Road has been postponed to June 25th.

Member Bienvenu moved to approve the agenda as amended, Member Aguilar Medrano seconded. The motion passed unanimously by roll call vote (3-0).

3. Approval of Minutes

No minutes were presented with this agenda.

4. Approval of Findings of Fact and Conclusions of Law

Assistant City Attorney Ruybalid notified the Board that before the Board approves the Finding of Facts and Conclusion of Law, item h, 1072 Camino San Acacio was heard on April 9th not April 29th.

- a. 2023-0079520-HDRB. 128 South Capitol. (March 26, 2024)
- b. 2023-007593-HDRB. 130 South Capitol. (March 26, 2024)
- c. 2024-007941-HDRB. 1239 Cerro Gordo Road. (March 26, 2024)

Member Aguilar Medrano moved to approve the Findings of Fact and Conclusions of Law items a-c, dated March 26, 2024, Member Biedscheid seconded. The motion passed unanimously by roll call vote (3-0).

- d. 2024-007993-HDRB. 528 Jose Street. (April 9, 2024)
- e. 2024-007992-HDRB. 711 Don Cubero Alley. (April 9, 2024)
- f. 2023-006490-HDRB. 1596 Canyon Road. (April 9, 2024)
- g. 2023-006565-HDRB. 1600 Canyon Road. (April 9, 2024)
- h. 2024-007994-HDRB. 1072 Camino San Acacio (April 9, 2024)

Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law items d-h, dated April 9, 2024. Member Aguilar Medrano seconded. The motion passed unanimously by roll call vote (3-0).

5. Matters from the Public

Gordon Davis from Johnson Lane stated that in the Garcia Street neighborhood there had been a poster stating that the property was on the agenda for tonight for a status review but then disappeared a couple of days ago. He questioned the Board if a property with a historic designation could have changed without it being at a public hearing.

Chair Rios informed Mr. Davis that any status change has to be noticed and that a sign will go up and the sign is there so that anyone such as yourself will be notified that a hearing will take place, and the information will be on that sign as to the date of the hearing and the type of hearing, and that a hearing is required to change a status.

6. Staff Communications

Land Use Director Lamboy, introduced Maria Tucker Community Services Director to introduce a special project. New Mexico women's historic marker committee provided some information about a Cooperative agreement with the city the state of New Mexico, the New Mexico and the women's historic marker committee to highlight and recognize women of historical significance in the city.

Maria Tucker, Betty Downs, and Nicole Rasmuson, members of the International Women's Forum of New Mexico, also provided some information on Historic Markers to be placed within the city.

Chair Rios stated that she would like the record to show that Member Mather is present now.

Land Use Director Lamboy stated in reference to the State Local Government Historic Board it's scheduled for Wednesday June 26 in room 321 of the state capital building and it will be from 1 pm to 4pm. The composition of the committee, one member who's appointed by the Capital Buildings Planning Commission is Senator Peter Wirth, one member appointed by the Cultural Properties Review Committee is Francisco Abinia, the State Historic Preservation Officer Michelle Enzie, one member appointed by the agency within the area zone and historic districts or Landmark is Jennifer Biedscheid, one member that is concerned with historic preservation is Mr. John Eddy and the appointees by the state with the exception of one that was appointed to together by the state and chair Rios is Anna Silva with the General Services Department, City Council appointee of the Governing Body appointed chair Cecilia Rios and the third member is Bonifacio Armijo who used to be on this board as well as the Planning Commission.

Chair Rios asked Assistant City Attorney Ruybalid if there are any appeals pending. He does not know of any pending at this time.

7. Old Business

a. 2024-007838-HDRB. 803 Agua Fria St. Westside-Guadalupe Historic District. Significant. Thomas Curtiss and Laurie Rainey, agents/owners, propose to construct a 6'-0" high coyote fence with pedestrian gate where the maximum allowable height is 4'-7" on Agua Fria St., a 4'-6" high coyote fence with pedestrian gates where the maximum allowable heights are Cleveland St. is 4'-8" and on Irvine St. 4'-10", two 6'-0" high vehicle gates. Construct a 240 sq. ft. 10'-0" high pergola, and a 54 sq. ft. 7'-0" shed. An exception is requested to 14-5.2(D)(9) for exceeding the maximum allowable height for the proposed fences. (Lani McCulley, ljmcculley@santafenm.gov)

Ms. McCulley presented the case. Staff did not find that all the exception criteria had been met but thought that the Board may find that they have upon further testimony. Otherwise,

Historic Districts Review Board

June 11, 2024

Page 3 of 13

staff recommended approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Ms. Rainey, and Tom Curtis 803 Agua Fria, were sworn in. Mr. Curtis and Ms. Rainey presented a summary of the proposed project and their reasoning for the height exception for the fencing.

Public Comment:

A member of the public whose name and address were inaudible, was sworn in. Stated that he has traffic concerns along Agua Fria, increasing drastically. He felt that the privacy request of this request does not seem to be an issue.

Mr. John Eddy, 14 Avenida Campo, Santa Fe, New Mexico was sworn in. Mr. Eddy stated he supports the Board. Also giving some ideas for using River Rock at the base of the wall on Irvine Street. The amount of coyote fence is overwhelming, so the idea of pilasters is a move in the right direction and possibly consider the addition of stone under the other walls.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She agreed with much of what Mr. Eddy stated and expressed her concern regarding the impact on the streetscape, especially along Cleveland and Irvine, and recommended a lower height of the coyote fence because the fence is overwhelming at this height.

Chair Rios asked Mr. Curtis what the shortest fence that they could live with on the Agua Fria side of the residence? The applicant wants the six-foot height but will negotiate height but would like to know what the Board wants.

Board Action:

Member Bienvenu moved in case 2024-007838-HDRB. 803 Agua Fria St. that the exception criteria for the height of the fence have been met on condition that the pilasters be reduced to 5 feet in height and the latillas be staggered in an irregular pattern no higher than 5 feet and being staggered by at least at the lowest 4 inches at the shortest latilla. All other exception criteria have been met for the reasons set forth in the applicant's application as well as the staff report and that the application be approved, the pergola designed with the river rocks be approved if that's the applicant's preference.

Member Biedscheid, seconded with a friendly amendment, that the yard walls be at allowable height and stuccoed and the gate at the west fence to be at six feet.

Member Bienvenue did not accept the amendment.

Chair Rios asked if the motion could include the framework of the fence should be to the interior of the property.

Member Bienvenu accepted noting that it is designed that way in the application.

Member Biedscheid recommended another friendly amendment that the intervals of the pilasters on Irvine St. should be the same as those Agua Fria Street.

Member Bienvenu accepted the friendly amendment.

The motion passed with Members Bienvenu and Mather voting for, and Members Aguilar Medrano and Biedscheid against. Chair Rios broke the tie vote, by voting in favor of the project.

8. **New Business**

- a. 2024-008233-HDRB. 1525 Canyon Rd. Downtown and Eastside Historic District. Contributing. Jeff Seres, agent for Rachel Heydemann, owner, requests primary facade(s) designation for a contributing residential structure and to downgrade the status of a contributing accessory structure. (Lani McCulley, ljmcculley@santafenm.gov)

Member Bienvenu recused himself from the case and remained in the room.

Ms. McCulley presented the case. Staff recommended the historic status of the residential structure be maintained as contributing with the southeast facade designated as primary noting the unique windowsill and the status of the garage structure be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Michael Sandrin, 320 County Road 57, Okay Owingue was sworn in. Mr. Sandrin stated he took over the case for the previous agent, Jeff Seres. He agreed with the staff's recommendations and explained why he felt the garage should be downgraded.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, agrees with the suggestion of making the East facade primary as well on the main building and agreed with the idea of keeping the garage as contributing

Board Action:

Member Aguilar-Medrano moved in case 2024-008233-HDRB. 1525 Canyon Rd to maintain the status of both the house and the shed as contributing and designate the south and east facade of the home as primary.

Member Biedscheid seconded and requested a friendly amendment that with the main house that the deep inset window and door on the South facade and the windows on the East facade to be character defining along with the cutout.

Member Aguilar-Medrano accepted the amendment and added, due to the public visibility she also recommends the South facade of the shed be the primary façade.

Member Biedscheid approved the change.

The motion passed with Members, Aguilar-Medrano and Mather voting for and Member Biedscheid against.

- b. 2024-008257-HDRB. 117 Quintana St. Westside-Guadalupe Historic District. No status. Leslie Drobbin, agent/owner, requests a historic status review with primary facade(s) designation, if applicable. (Lani McCulley)

Ms. McCulley presented the case. Staff recommended the historic status of the residential structure be designated contributing with the unaltered west façade (façade 6) recommended as primary since it holds what appears to be the original openings with old windows and recommend the historic status of the privacy wall be designated as non-contributing due to its reconfiguration in 1985, per 14-5.2(C) Designation of Significant and Contributing Structures.

Leslie Drobbin, 6150 Onate Place, Santa Fe, was sworn in. Ms. Drobbin agreed with the staff's recommendations.

Public Comment:

No public comments.

Board Action:

Member Biedscheid in case number 2024-008257-HDRB at 117 Quintana Street moved to adopt staff's recommendation to designate the house as contributing with the west facade as primary and to designate the yard wall as non-contributing. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

- c. 2024-008413-HDRB. 913 ½ Acequia Madre. Downtown and Eastside Historic District. Contributing. Richard Martinez, agent for Morton Phillips Trust, requests approval for the remodel of a simplified Pueblo Revival style structure by increasing the height of the structure to 13'-0" where the maximum allowable height is 15'-3", addition of a 6'-0" tall coyote fence, and update the windows, doors, and finishes. Exceptions are requested for the following: 14-5.2(D)(2)(c) and (d) Additions are not permitted to primary facades and the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade; 14-5.2(D)(5)(a)(1) for removal of historic windows; 14-

Historic Districts Review Board

June 11, 2024

Page 6 of 13

5.2(D)(5)(a)(3) No existing opening shall be closed. (Paul Duran, paduran@santafenm.gov)

Mr. Duran presented the case and staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards. Mr. Duran stated that the staff would prefer another design option for the window removal and did not find that the exception criteria were met. However, staff felt if the Board finds that the exception criteria were met, staff is amenable to the approval of the project.

Joseph Karnes, Sommer Karnes and Associates, 125 Lincoln Ave suite 221, Santa Fe was sworn in. Mr. Karnes let the Board know that the new design is based off the discussion in previous hearings and addressed the criteria of the hardship for the Board.

Richard Martinez, P.O. Box 925, Santa Fe, NM was sworn in. Mr. Martinez presented a summary of the proposed case.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, expressed her new understanding of the window allows her to be less inclined to have it retained, and solar promotes the city's green energy initiative.

Board Action:

Member Bienvenu moved in case 2024-008413-HDRB at 913 ½ Acequia Madre that findings be entered that all three exception criteria have been met for the reasons set forth in the applicants' application as well as staff's report with one exception with the provision that we do not adopt staff's recommendation regarding the second criteria or the first criteria of not damaging the character of the district where staff shows this has not been met, but we find that all three criteria have been met for the reason set forth by the applicant and based on those findings that the application be approved as submitted. Member Aguilar-Medrano seconded. The motion passed with the Board voting unanimously (4-0).

- d. 2024-008414-HDRB. 627 Camino de la Luz. Downtown and Eastside Historic District. Contributing. NM Land Solutions, LLC. and Adwelling Design, agents for Craig Huitfeldt Trust and Danuta Zaluska Trust, requests approval for a 1,929 sq. ft. addition to the existing dwelling which includes the removal of the existing carports replacing with a freestanding two-car garage. Exceptions are requested: 14-5.2(D)(5)(a)(1) for widening a window opening on a primary facade; 14-5.2(D)(6) for change in style and height to the parapet; 14-5.2(D)(2)(d) for increasing the footprint by 50% more than the historic footprint. (Paul Duran)

Mr. Duran presented the case and staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Damian Gutierrez, 314 El Pueblo Road Northwest Albuquerque New Mexico, was sworn in. Mr. Gutierrez agreed with the staff's recommendations and offered some clarification regarding the exception criteria.

Public Comment:

No public comment.

Board Action:

Member Bienvenu moved in case 2024-008414-HDRB. 627 Camino de la Luz that findings be entered that all exception criteria have been met for the reasons set forth in the application and staff's report with the additional condition that the parapets on the primary facade maintain their current undulation.

Member Aguilar-Medrano seconded with a friendly amendment that the applicant submits a physical color sample of the stucco color to staff for approval.

Member Bienvenu accepted the friendly amendment.

Member Biedscheid recommended a friendly amendment to ensure that the doors, both vehicle and pedestrian, be wood as described by the applicant.

Member Bienvenu accepted the friendly amendment.

The motion passed with the Board voting unanimously (4-0).

- e. 2024-008258-HDRB. 753 Acequia Madre. Downtown & Eastside Historic District. Contributing. John Padilla, agent for Margot Spitz Marbut, owner, requests a downgrade of historic status. (Lani McCulley)

Ms. McCulley presented the case, and staff recommended the historic status of the structure be downgraded from contributing to noncontributing due to the number of the alterations that have occurred on the structure, per 14-5.2(C) Designation of Significant and Contributing Structures.

John Padilla, P.O. Box 22986, Santa Fe, was sworn in. Mr. Padilla presented a summary of the changes to the property and stated he felt that the status needs to be codified to avoid issues in the future.

Public Comment:

No public comment.

Board Action:

Member Aguilar-Medrano, case 2024-008258-HDRB. 753 Acequia Madre moved to downgrade the status of the structure to non-contributing in alignment with staff's recommendation. Member Biedscheid seconded. The motion passed with the Board voting (3-0). The motion passed with Members, Aguilar-Medrano, Biedscheid and Bienvenu voting for and Member Mather abstaining.

- f. 2024-008339-HDRB. 1600 Canyon Rd. Historic Review Historic District. McDowell Fine Homes, agent for Jeung Hyun and Luella Noles, owners, propose to construct a 3,200 sq. ft. single family residence with 98 sq. ft. of portals, a 515 sq. ft. attached garage, and three pergolas for a total of 1,307 sq. ft. Construct a 540 sq. ft. studio to the maximum allowable height of 14'-10". (Lani McCulley)

Ms. McCulley presented the case and staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Doug McDowell, 1317 Cerro Gordo Road, was sworn in. Mr. McDowell let the Board know that the homeowners were present, and they did review the comments from the previous hearing and spoke with some of the neighbors. They have updated the application, and this application is more in line with the comments the applicants received. He also agreed it is still more contemporary with the sharp corners.

Jeung Hyun, 165 Vicente Road, Berkley, CA, was sworn in. Mr. Hyun gave a family background and some details on the proposal and the changes they have implemented since the last hearing and his understanding of the reasons for those changes.

Luella Noles, 165 Vicente Road, Berkley, CA, was sworn in. Ms. Noles gave a comparative of the planned home to the neighborhood homes.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, stated that this is very frustrating because people are not using the microphone so important information is missing. Regarding the property she stated that though the house is new and is somebody's concept of Santa Fe style if it needs to be modified to meet the code requirements like the three-foot setback on corners for windows it should happen before approval. She also expressed her shock that anyone believes a home over 3,500 sq. ft. is a standard sized home. She felt these types of statements are representative of the economic inequality or gap in the city.

Board Action:

Member Bienvenu moved in case 2024-008339-HDRB at 1600 Canyon Road to approve the project with the condition that all exterior corners of the building be bullnosed and any associated stucco wall also be bullnosed, that the metal elements of the portals be replaced with wood and that all windows be inset at least two inches as indicated in the application to emphasize the massiveness of the walls as required by the code, and the windows be redesigned to emulate adobe construction and traditional construction techniques.

Member Aguilar Medrano seconded and requested friendly amendments that all windows need to be in-set a minimum of three feet from corners and the inset be four inches rather than two.

Member Bienvenu accepted the friendly amendments.

Member Biedscheid recommended a friendly amendment that the garage door be wood rather than metal or aluminum.

Member Bienvenu accepted the friendly amendment.

There was some discussion about the windows and the narrow divisions but it was unclear what recommendations to make regarding the design of the windows.

Chair Rios recommended more specifics regarding the redesign requested for the windows.

Member Bienvenu was not sure what else to suggest. He stated his concern was that the windows were wider than they were tall.

Chair Rios recommended working with Mr. McDowell regarding the window redesign because Mr. McDowell has the history and is very knowledgeable in regards to what is needed.

Mr. McDowell pointed out that the windows are divided lites and recommended looking in the packet at the model.

Member Biedscheid recommended page 7 of the packet.

There was a discussion about the public visibility of the house and elements. The pergolas were decided that they could remain metal since they are not publicly visible and this is the Historic Review District.

The motion passed with the Board voting unanimously (4-0).

Member Aguilar Medrano moved to hear the last case of the evening 2024-008335-HDRB. 716 Don Gaspar Avenue next to prevent a quorum issue since she will be leaving early, and Member Bienvenu will be rescuing himself for the case. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

- a. 2024-008335-HDRB. 716 Don Gaspar Ave. Don Gaspar Area Historic District. Contributing. Positive Energy Solar, agent for Nat Cakeres, owner, propose to install a publicly visible rooftop solar array on residential structure. An exception for Section 14-5.2(D)(3) is requested for publicly visible rooftop appurtenances. (Gary Moquino)

Member Bienvenu recused himself from hearing this case though he did remain in the room.

Mr. Moquino presented the case and staff recommended that the Historic Districts Review Board APPROVE the project and exception to 14-5.2(D)(3) in Case 2024-008335, addition of publicly visible rooftop solar at 716 Don Gaspar Avenue.

Nat Cakeras, 716 Don Gaspar Avenue, Santa Fe, was sworn in.

Ian Mordon, 52 Oshara Boulevard, Santa Fe, was sworn in. Mr. Mordon presented a summary of the proposal explaining the use of electricity usage issues.

Mr. Cakeras presented a summary of his reasonings for the project and desire to maintain the historic building.

Chair Rios questioned the panels on the dormers and how much removing them would affect the overall efficiency of the solar. Mr. Mordon stated it would be a 22% reduction.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, stated that Nat is her son-in-law and has helped him a bit to insulate the roofs of the house. Nat and her daughter have been incredibly sensitive to the historic nature of the house and the solar addition is very sensitive and is only visible from one side of the street in only one place, so it is not very intrusive visually and hoped the Board would approve the project.

Board Action:

Member Biedscheid moved in case 2024-008335-HDRB. 716 Don Gaspar Ave to approve the application as submitted and as recommended by staff. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (3-0).

Member Aguilar Medrano left the hearing.

- b. 2024-008415-HDRB. 1041 Camino de Cruz Blanca. Historic Review Historic District. Spears Horn Architects, agents for Mark Jernigan, propose a 14'-5" bermed 446 sq. ft. one-story addition on the east elevation of the Mirador structure where the allowable height is 16'-5", enlargement of existing door and insertion of a window on the west elevation primary façade, restoration of existing wooden grilles over windows, window replacement on non-primary facades, and associated renovation treatments. Exception requested Section 14-5.2(D)(2)(d), where the addition is less than 10' set back from the primary façade, and Section 14-5.2(D)(5)(a)(ii) to permit the insertion of a window and elongation of a door on the primary façade. (Heather Lamboy, hllamboy@santafenm.gov)

Ms. Lamboy presented the case, and staff recommended the project be approved finding that the exception criteria have been met and that it complies with the Historic Review Design Standards and the contributing status of the historic building will be preserved and it complies with the height standard and is within the permitted height of 16 feet 5 inches.

Ellen Tucker, 226 Los Alamos Street, Santa Fe was sworn in. Ms. Tucker clarified a few points on the new door and windows and presented a summary of the proposal.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, liked the idea of how the plan is to change the doors while preserving the doors. She mentioned the criteria interpretation might be incorrect but felt the project should be approved.

Board Action:

Member Bienvenu moved in case 2024-008415-HDRB. 1041 Camino de Cruz Blanca to have findings entered that all exception criteria have been met for the reason set forth in the staff report and that the application be approved as submitted. Member Mather seconded. The motion passed with the Board voting unanimously (3-0).

- c. 2024-008417-HDRB. 528 Jose St. Westside-Guadalupe Historic District. Non-Contributing. Tiho Dimitrov, agent for Kate Carswell & Tim Schmoyer, owners, proposes to construct 45 sq. ft. of additions, replace windows and doors, increase parapet height by 6" and construct a coyote fence. (Gary Moquino)

Mr. Moquino presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District.

Tiho Dimitrov, 227 East Palace Avenue Suite C, Santa Fe, and Timothy Schmoyer, 1608 Camino De Cruz Blanca, Santa Fe were sworn in. Mr. Dimitrov stated he was available for questions.

Public Comment:

There were no public comments.

Board Action:

Member Biedscheid moved in case 2024-008417-HDRB. 528 Jose St. to approve the project as submitted. Member Mather seconded. The motion passed with the Board voting unanimously (3-0).

9. Discussion Items

Ms. Lamboy explained the differences in the staff report designs and their inclusion of the archaeological recommendations.

10. Matters from the Board

Chair Rios questioned if paper copies were available as indicated in an email.

Chair Rios thanked Xavier for helping at the hearings.

Chair Rios will be out for the second hearing in July.

Member Bienvenu mentioned that a neighbor had asked questions during the field trip and indicated that she was not aware of how people could see the projects prior to the hearing.

Ms. Lamboy stated that the website could be updated, and the team has considered a QR code for the posters. She also mentioned that there is new software forthcoming.

11. Next Meeting

Tuesday, June 25, 2024

12. Adjournment

Member Mather moved to adjourn. Member Biedscheid seconded. The vote passed unanimously, and the meeting was adjourned.

Gary Moquino

Gary Moquino, Transcription

Cecilia Rios, Historic District Review Board Chair

Date