



**Regular Meeting of the Historic
Districts Review Board
June 25, 2024 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

<https://www.youtube.com/watch?v=2z3dKTNybK8>

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:

Members Present

Ms. Cecilia Rios, Chair
Mr. Anthony Guida, Vice Chair
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Mr. John Bienvenu

Members Absent

Ms. Amanda Mather (excused)

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. Amanda Romero, Senior Planner
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

Mr. Moquino stated that under old business item a. 2024-008416-HDRB 700 Acequia Madre, the applicant withdrew the request until further notice He also stated that under

new business item c. 2023-008478-HDRB. 636 Garcia Street units 2 and 3 and item d. 2024-008499-HDRB. 403 San Antonio Street are postponed to a date certain of July 9, 2024.

Member Guida moved to approve the agenda as amended. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (3-0).

Member Bienvenu joined the meeting.

3. Approval of Minutes

No minutes were presented with this agenda.

4. Approval of Findings of Fact and Conclusions of Law

a. 330 Delgado Street (April 23, 2024)

Member Aguilar Medrano moved to approve the Findings of Fact and Conclusions of Law for April 23, 2024, listed as item a. Member Guida seconded. The motion passed unanimously by voice vote (4-0).

5. Matters from the Public

Stefanie Beninato spoke regarding 716 Don Gaspar's issued solar approval. Also asked the Board to reconsider the decision on the 803 Agua Fria Street approval. She felt it was clear for the height restriction on Agua Fria, but not Cleveland and Irvine and she felt the applicant should be required to put in appropriate yard walls on those streets. She felt the Board was more restrictive on some properties than on others in retaining the streetscape.

6. Staff Communications

a. Historic Santa Fe Foundation Endangered Properties Program Presentation

Heather stated that Greg with the Historic Santa Fe Foundation would be making a presentation on the endangered properties program and gave a quick synopsis of the Certified Local Government grant program and shared that it was a \$24,000 program to assist with property maintenance and upkeep for people in the historic districts who struggle to do so on their own.

Greg Walke shared the purpose of the endangered properties program, such as retaining generational ownership of the residence, preserving the cultural heritage, working with traditional materials, how the program came to life, eligibility, managing volunteers and other construction challenges and ideas, and other details of the program.

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b. 275 E. Alameda Street

Ms. Lamboy stated that the applicant was unable to attend tonight so it will be postponed to a date certain of July 9, 2024.

Ms. Lamboy announced that the State project regarding the casitas on Don Gaspar between 402 and 414 Don Gaspar Avenue will be heard at the State local Government Historic District Review Board meeting tomorrow, June 26, 2024, in the State Capital Building in room 317 at 1:00pm. She said there will be presentations from the state as well as from the city and the demolition will be considered by the Historic Review Board at that time.

7. **Old Business**

- a. **2024-008259-HDRB. 697 Gonzales Road.** Downtown & Eastside Historic District. Liaison Planning, agent for Mark and Mallory Neuberger, owners, proposes to construct a 3,938 sq. ft. residence to a height of 15'-6" where the maximum allowable height is 16'-0" on a vacant lot. (Lani McCulley)

Lani McCulley 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(E) Downtown and Eastside Design Standards.

Dolores Vigil, P.O. Box 1835, Santa Fe, was sworn in. Ms. Vigil stated that she appreciated that the story poles were required because they felt they gave a real sense of the location and visibility of the proposed building. She introduced Randy Edwards of Sun Valley Construction who is the contractor on the project, and Joseph Karnes, the attorney for the project, stated both were available to speak about the project and answer questions.

Randy Edwards, 6 sunflower Circle, and Joseph Karnes, 125 Lincoln Avenue, Santa Fe, were sworn in and were available for questions. Mr. Edwards clarified that the drawing is the more recent and better indication of the current design. The rendering was not updated after design changes were made.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. Ms. Beninato stated she did not understand the slope; she also felt the garage at the front of the house was not harmonious with the streetscape.

Board Action:

Member Bienvenue moved in case 2024-008259-HDRB at 697 Gonzales Road to approve the project as submitted and as further elucidated at the hearing which would include the bullnosed walls, windows and doors, and the garage openings would be recessed 4-6" minimum, and the garage door be wood clad.

Member Aguilar Medrano seconded and requested a friendly amendment that the applicant submit to staff a drawing showing the square footage of the solid wall versus the windows on the east facade and if it is less than what is required to resubmit drawings to staff for approval.

Member Bienvenu accepted the friendly amendment.

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

8. New Business

- a. **2024-008334-HDRB. 409 Camino Del Monte Sol.** Contributing. Downtown & Eastside Historic District, Jeremiah Collatz, applicant, requests a status review with primary façade(s) designation if applicable. (Paul Duran, paduran@santafenm.gov)

Paul Duran presented the case and staff recommendation. Staff recommended the historic status of the structure be maintained as contributing with the southern façade designated as the primary identified in the façade diagram as number three, due to the historic doors and windows per 14-5.2(C) Designation of Significant and Contributing Structures.

Joseph Karnes, previously sworn in. Mr. Karnes spoke in place of the applicant. He pointed out that the portal on the south façade for the main entry does not have historic windows or doors showing they were altered in the 1990s per the HCPI. He stated that Mr. Duran recommended that the south façade be designated as primary due to the historic doors and windows, and while changes are not planned to those windows and doors, the portal is planned for renovation. So, he would appreciate that if Mr. Duran's recommendation for the south façade as primary is accepted that 10' on either side of the entry be excluded to facilitate a more appropriate entry portal and accommodate the preservation of the overall historic façade.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She agreed with the staff recommendation and thought it would be easy to remove the small overhang, and that the north could be designated though it is more impacted by the additions, though she felt if only one were to be designated it should be the south.

Mr. John Eddy, 14 Avenida Campo, Santa Fe, New Mexico was sworn in. Mr. Eddy appreciated the discussion and felt it is a tricky thing to suss out. He felt that what was left out of the conversation was that Lauer Gilpin lived in this house. She was an important photographer in the southwest who also worked outside of the southwest and drives a lot of the status designation.

Ms. Lamboy provided additional information on the property, stating that she had located the 1995 case and previous case where substantial research from Ms. Elizabeth Wagner says, "The 1928 directory shows an office at 409. The 1934-35 directory shows 409 and one rear building. By 1936-37 three rear listings appear in addition to 409. It can be assumed therefore that the front property was built first and the rear buildings were added over time. In 1957, it appears that Laura Gilpin purchased the rear building and the guest house, and that Tony Ortiz owned 409 as he had since 1930. This ownership of Mr. Ortiz in front and Ms. Gilpin in the back sharing a common wall and an entry from Camino Monte Sol continued until 1970. The Gilpin property had a rear door to the east alley, a guest house, and an orchard that extended down to Acequia Madre on the north. In 1976, Louis Allen, the cousin of Laura Gilpin, purchased the front property and remodeled it into a dark room and studio for Ms. Gilpin. It seems that in 1971, Ms. Gilpin had a photographic show or photo stolen and with insurance money she was able to build a kitchen where the breakfast room is today." So, there is quite a bit of information here that was done previously and in addition there is a photograph from 1976 showing that little portal on the south was constructed by 1976.

Member Bienvenu clarified that the south portal was replaced in 1995 according to the HCPI.

Board Action:

Member Biedscheid moved that in case 2024-008334-HDRB for 409 Camino Del Monte Sol to designate the south façade number 3 as primary excluding the western most portal and the hyphen that connects the two buildings and designate facades number 14 and 13 as primary to capture the north inset portal excluding the fireplace that has been added and the pergola that blocks the view from the north. Member Bienvenu seconded. The motion passed with Members, Aguilar Medrano, Biedscheid and Bienvenu voting for and Member Guida against.

- b. **2023-008452-HDRB. 216 Old Santa Fe Trail.** Downtown & Eastside Historic District. Non-contributing Historic Status. John Padilla, agent for Lewis West, owner, requests a historic status review with primary facade(s) designation if applicable. (Lani McCulley, ljmcculley@santafenm.gov)

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Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the structure be designated as non-contributing due to its significant loss of historic integrity and inability to convey its original design and associated historical context 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 work going on in the background to get to the status review, the confusion of the status map, and agreed with the staff's recommendation.

Public Comment:

Ms. Stefanie Beninato, previously sworn in. She expressed that she felt the building is non-contributing and that she is concerned that there were changes in 2023 without approval.

Board Action:

Member Bienvenu moved in case 2023-008452-HDRB at 216 Old Santa Fe Trail that based on the record presented in the application and staff report findings be entered agreeing with the position in the staff report and their recommendation that the designation of the entire building be non-contributing.

Member Bienvenu added a comment that it is not really a condition, "That this is an unusual case where we are not looking down the road to see what changes might be coming before us, I am looking at what changes have already been made. I would be very unhappy if we didn't have this altered whether through a subsequent application or through enforcement action by the city to ensure that this building be either, preferably exactly what was approved previously by the Board and returned to that or something equivalent if the applicant chooses instead to bring expeditiously a new application for renovation to the board, but if it's not expeditious I would urge the city to take enforcement action."

Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (4-0).

9. Discussion Items

There were no discussion items.

10. Matters from the Board

Member Biedscheid will be absent from both July meetings.

Chair Rios will be absent from the July 9th meeting.

Member Bienvenu asked regarding the Historic Santa Fe Foundation program if 718 Old Santa Fe Trail could be considered as a project if it was appropriate. Ms. Lamboy stated

an untimely appeal had been filed, but she would pass the address along for consideration.

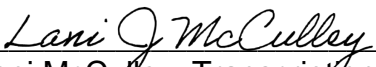
Mr. Moquino stated it was considered, but one of the requirements is that the owner must reside on the property and these owners do not reside on the property.

Chair Rios pointed out that on the field trip she noticed on Old Santa Fe Trail and across from La Fonda, the Board approved a building with very low windows so she felt the Board should look more closely at the windows and the massing beneath them when doing a review because she felt this approval was a mistake on the Boards' part.

11. **Next Meeting**
July 9, 2024

12. **Adjournment**

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



Lani McCulley, Transcription

Cecilia Rios, Historic District Review Board Chair

Date