



**Regular Meeting of the Historic
Districts Review Board
July 9, 2024, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

<https://www.youtube.com/watch?v=OnvRkqcVnR0>

Call to Order

Anthony Guida 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

Mr. Anthony Guida, Acting Chair
Mr. John Bienvenu
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather

Members Absent

Ms. Cecilia Rios (excused)
Ms. Jennifer Biedscheid (excused)

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Dan Esquibel, Acting Current Planning Planner Manager
Mr. Frank E. Ruybalid, Assistant City Attorney (online)
Ms. Amanda Romero, 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

Ms. Lamboy the applicant for 275 E Alameda will be making and information presentation has requested to be moved to the end of the agenda.

Ms. Lamboy stated that though the 403 San Antonio case packet did not appear in PrimeGov, Attorney Ruybalid stated it could still be heard.

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

3. Approval of Minutes

No minutes were presented with this agenda.

4. Approval of Findings of Fact and Conclusions of Law

No Findings of Fact and Conclusions of Law were presented with this agenda.

5. Matters from the Public

There were no matters from the public

6. Staff Communications

a. Santa Fe Public Library Main Branch Exterior Conditions Assessment Report.

Ms. Lamboy issued a note of congratulations to the public works team and specifically Karen Gross, the project Administrator Senior. They worked on an application for extra funding for the next phase of the library project, which is the design phase, and received a grant of approximately \$50,000.

Karen Gross was available for questions from the Board regarding the packet that was provided.

7. Old Business

a. 2024-008499-HDRB. 403 San Antonio Street. Non-Contributing. Downtown & Eastside. Spears Horn Architects, agents for Grete Meilnan, request a historic status review with primary elevation designation if applicable. (Heather Lamboy hllamboy@santafenm.gov)

Heather Lamboy presented the case and staff recommendation. Staff recommended the historic status of the structure and the wing wall on the west side of the building (excluding the non-historic gate) be designated as contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. Staff recommended Facades 1 and 2 be designated as primary as is reflected in the primary façade diagram provided in the staff report.

Stephanie Deutch, 1334 Pacheco Street, Santa Fe, NM 87505, was sworn in. Ms. Deutch did not agree with the staff's recommendations, feeling the status should be retained as non-contributing and presented a summary of the alterations to the structure.

Public Comment:

Mr. John Eddy, 14 Avenida Campo, Santa Fe, New Mexico was sworn in. Mr. Eddy wanted clarification if the builder Frank Sosaya, or the family for which Sosaya Road was named after. He felt that the connection between the builders and the house constituted reasoning for a higher status.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. Ms. Beninato wanted to see it designated as contributing, noting her agreement with the staff's recommendation and Mr. Eddy's comments. She also questioned why a status review was not considered for the changes to the structure in 2007.

Board Action:

Member Bienvenu moved in case 2024-008499-HDRB. 403 San Antonio Street consistent with staff's recommendation and the further information presented in the staff report, the applicants, packet, and the testimony tonight that the historic status of the structure in the wing wall on the west side excluding the non-historic gate be upgraded to contributing and that facades one and two should be designated as primary excluding the 2007 addition on the north façade and additionally that based on the insufficiency of the record at this time that the street wall remain non-statused but that no renovations or demolition of the wall take place without a status review. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (3-0).

b. **2024-008478-HDRB. 636 Garcia Street units 2 and 3.** Downtown & Eastside Historic District. Non-statused. Vigil Design & RPA & Associates, LLC, agents for Laurel Guy, owner, requests a historic status review with primary facade(s) designation if applicable. (Lani McCulley, ljmculley@santafenm.gov)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the structure be designated as contributing and the south façade (façade 2) of Unit 2 and the south facades (façades 2 and 4) be designated as the primary facades per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.

The applicant was not available for questions.

Board Action:

Member Bienvenu moved to move the case to the end of the cases on this agenda but prior to the presentation for 275 East Alameda. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (3-0).

8. New Business

- a. **2024-007813-HDRB. 1666 Cerro Gordo Rd.** Downtown & Eastside Historic District. Significant, Stone House, Non-Contributing, Main Residence. Architectural Alliance, agent for Carla Brown, owner, proposes to replace the door on a significant accessory structure; construct a 1,500 sq. ft. casita to a height of 12'-10" where the maximum allowable height is 16'-6"; expand a portal by 100 sq. ft., enclose a portal on a non-contributing residential structure; construct a 383 sq. ft. accessory structure and pergola, and a free-standing 95 sq. ft. pergola. (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.

Hunter Redman, 612 Old Santa Fe Trail, Santa Fe, was sworn in. Ms. Hunter presented a summary of the proposal.

Public Comment:

Mr. John Eddy, previously sworn in, appreciated the board comments especially regarding the battered walls. He gave a summary of his reasoning why the battered walls were inappropriate. He further explained why the bridge was appropriate as is designed and how it accentuated the acequia. He also shared his assessment of the stone wall.

Ms. Stefanie Beninato, previously sworn in, appreciated Member Bienvenu's comments regarding the location of the guest house stating that it may overpower the significant stone structure. She also had concerns about the garage structure and its' design.

Board Action:

Member Bienvenu moved in case 2024-007813-HDRB. 1666 Cerro Gordo Road consistent with staff's recommendation that the project be approved with the following conditions; that the guest house be modified to reduce the battering of the walls particularly on the proposed east elevation or to eliminate the battering but it would be fine if it is made more minimal and that the stone work of the exterior chimney be modified so that the stone work is either entirely replaced with stucco or reduced in amount so in particular that the stone is not showing on the upper portion that would be exposed to the road and that chimney also be reduced in terms of the battering of the two exterior walls on the north and south faces the exterior chimney and approve all other aspects of the application as submitted.

Member Aguilar Medrano seconded with a friendly amendment that the final width of the bridge will not exceed what is shown on the drawings today which the owner has indicated is around five feet wide.

Member Bienvenu accepted the friendly amendment. He also added that if the applicant decides to retain the stonework that all of the stonework be harmonious with the significant stone structure and the retaining wall not be overly contemporary and professional in appearance and that revised plans be submitted for staff.

Aguilar Medrano questioned if language regarding the stone being actual stone rather than just a façade of stone should be added.

Member Bienvenu confirmed that the stone should be an actual stone as opposed to a façade of stone.

The motion passed with the Board voting unanimously (3-0).

- b. 2024-008514-HDRB. 626 Gomez Road.** Don Gaspar Area Historic District. Contributing. Andrej Davidson and Masha Keady, agents/owners request primary façade designation for a residential structure. (Lani McCulley, LJMcculley@santafenm.gov)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the structure be maintained as contributing with the original east (façade 2) elevation as the primary façade excluding the non-historic porch, the yardwall be designated non-contributing and the historic status of the shed be designated as non-contributing, per SFCC Section 14-5.2(C) Designation of Significant and Contributing Structures.

Member Mather excused herself and left the hearing.

Ms. Lamboy explained that without Member Mather there was no longer a quorum.

Mr. Ruybalid confirmed that four members were required to have a quorum.

Chair Guida confirmed if an informational presentation could be heard without a quorum.

Chair Guida announced that all cases that have not yet been heard were postponed to a date certain of July 23, 2024; these cases would include cases: 2024-008514-HDRB. 626 Gomez Road, 2024-008515-HDRB. 544 Canyon Road, and 2024-008543-HDRB. 753 Acequia Madre. However, the informational presentation could proceed.

9. Staff Communications

c. 275 E. Alameda Street

The presentation team chose to postpone the presentation to the next agenda as well, in interest of getting enough feedback from the Board.

12. **Next Meeting**
July, 23, 2024

13. **Adjournment**

Member Bienvenu moved to postpone all cases that have not yet been heard be postponed to a date certain of July 23, 2024; these cases would include cases: 2024-008514-HDRB. 626 Gomez Road, 2024-008515-HDRB. 544 Canyon Road, and 2024-008543-HDRB. 753 Acequia Madre and to adjourn. Member Aguilar Medrano seconded. The vote passed unanimously (2-0), and the meeting was adjourned.



Lani McCulley, Transcription

Cecilia Rios, Historic District Review Board Chair

Date