



**Regular Meeting of the Historic  
Districts Review Board  
August 13, 2024 at 5:30 PM  
Council Chambers, City Hall  
200 Lincoln Avenue**

---

Meeting Minutes

<https://www.youtube.com/watch?v=uoMG7LGeu0o>

**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  
Mr. John Bienvenu  
Ms. Madelein Aguilar-Medrano  
Ms. Amanda Mather

Members Absent

Ms. Jennifer Biedscheid (excused)

Others Present

Ms. Maggie Moore, Acting Planning and Land Use Assistant Director  
Mr. Frank E. Ruybalid, Assistant City Attorney  
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. Moore stated there were no changes to the agenda.

Member Guida moved to approve the agenda. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (4-0).

**3. Approval of Minutes**

No minutes were presented with this agenda.

**4. Approval of Findings of Fact and Conclusions of Law**

a. 2024-008198-HDRB. 650 Old Santa Fe Trail (May 14, 2024)

b. 2024-008010-HDRB. 723 Old Santa Fe Trail (May 14, 2024)

Member Guida moved to approve the Findings of Fact and Conclusions of Law for May 14, 2024, listed as items a and b. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (4-0).

c. 2024-007838-HDRB. 803 Agua Fria St. (June 11, 2024)

d. 2024-008233-HDRB. 1525 Canyon Rd. (June 11, 2024)

e. 2024-008257-HDRB. 117 Quintana St. (June 11, 2024)

Member Bienvenue moved to approve the Findings of Fact and Conclusions of Law for June 11, 2024, listed as items c, d and e. Member Aguilar Medrano seconded. The motion passed with Members Bienvenue, Aguilar Medrano, and Mather voting for and Member Guida abstaining.

**5. Matters from the Public**

There were no matters from the public.

**6. Staff Communications**

Ms. Moore requested that the subcommittee for the St. Francis Cathedral Proposal that was presented at the last hearing be designated if this was still under consideration by the Board. Member Mather and Member Guida each volunteered to be on the subcommittee.

**7. Old Business**

No items were listed under Old Business.

**8. New Business**

a. **2024-008706-HDRB, 409 Camino Del Monte Sol**, Downtown and Eastside Historic District, Jeremiah Collatz, property owner, proposes to re-roof, re-stucco, replace HVAC systems, and requests an exception 14-5.2(D)(2)(d) addition within

10 ft of a primary façade to replace a nonhistoric entry portal on a contributing structure. (Paul Duran, [paduran@santafenm.gov](mailto:paduran@santafenm.gov))

Paul Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with SFCC Section 14-5.2(D) General Design Standards for all Historic Districts, Section 14-5.2(E) Downtown and Eastside Design Standards, and with the approval criteria for an exception to Section 14-5.2(D)(2)(d) addition within 10 ft of a primary facade.

Jeremiah Collatz, 409 Camino del Monte Sol, and Joseph Karnes, 125 Lincoln Avenue, Santa Fe, were sworn in. Mr. Collatz presented a summary of the proposal. Mr. Karnes expanded on the exception request and emphasized the history of the portal.

**Public Comment:**

Mr. John Eddy, 14 Avenida Campo, Santa Fe, New Mexico was sworn in. Mr. Eddy discussed the portal design and its conformity with the design of the existing house.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. Ms. Beninato agreed with Mr. Eddy's comments about the Territorial Revival style and applauded the applicant for remediating the windows and had further comments regarding the HVAC system.

**Board Action:**

Member Bienvenu moved that in case 2024-008706-HDRB, 409 Camino Del Monte Sol that findings be entered that all exception criteria have been met for the reasons set forth in the staff report and approve the project as submitted. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

- b. **2024-008759-HDRB, 645 Garcia St.**, Downtown and Eastside Historic District, Graham Hogan, agent for Michael Blum, property owner, proposes to construct a 3,608 sq. ft. residential structure on a vacant lot to a height of 14'-6" where the maximum allowable height is 15'-11" and requests for an exception to 14-5.2(E) Downtown and Eastside design standards for the construction of an above ground cistern. (Paul Duran)

Paul Duran 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. Staff found that all approval criteria have been met regarding the exception to Section 14-5.2(E) Downtown & Eastside Historic District standards to permit the construction of an above-ground cistern.

Graham Hogan, 1 De Bajo de Ojo, Placitas, New Mexico was sworn in. Mr. Hogan presented a summary of the proposal.

**Public Comment:**

Ms. Helen Rogers, 637 Garcia Street, Santa Fe, New Mexico was sworn in. Ms. Rogers had three points she wanted to make. First, she is happy with the design of the new construction and feels it will be a welcome addition to the neighborhood. Second, she is the one who requested the view easement on the property, and she is happy to see the new development is taking view easement into consideration and sees it as important to the neighborhood. Third, all 25 plus lots on the private drive are required to maintain the drive so there is some concern about the construction equipment on the private drive. So overall she is supportive of the project.

Ms. Stefanie Beninato, previously sworn in, did not feel the house would be publicly visible and appreciated that Member Bienvenu was trying to make sure the design was harmonious with the new Santa Fe style. She expressed her appreciation for the passive solar and the water catchment system in the walls and felt it is appropriate to acknowledge the importance of water.

**Board Action:**

Member Guida moved that in 2024-008759-HDRB, 645 Garcia Street that the Board approve the project as submitted, finding that the exception criteria have been met per staff's recommendation, and that the applicant has noted that stucco corners will be eased. Member Mather seconded.

Member Bienvenu requested clarification if eased means bullnosed. Member Guida agreed it meant it meant bullnosed. The motion passed with the Board voting unanimously (4-0).

- c. **2024-008704-HDRB, 636 Garcia St. Unit 1**, Downtown & Eastside Historic District, Annette Vigil, agent for Laurel Guy, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-statused residential structure. (Lani McCulley, [ljmcculley@santafenm.gov](mailto:ljmcculley@santafenm.gov))

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of unit 1 be designated as contributing and the south façades (façades 3,5, and 7) and east façade at the entry (façade 4) be designated as the primary facades per SFCC Section 14-5.2(C), Designation of Significant and Contributing Structures.

Annette Vigil, 23 Jacon Road, Santa Fe, was sworn in. Ms. Vigil agreed with staff's recommendation.

**Public Comment:**

Ms. Stefanie Beninato, previously sworn in, hoped that the staff's recommendation would be considered since units 2 and 3 were previously designated contributing. She expressed her belief that the staff had been very consistent in the way the standards were applied and for which facades and how the structure contributes to the eastside.

**Board Action:**

Member Aguilar Medrano moved that in case 2024-008704-HDRB, 636 Garcia St. Unit 1 to designate the structure as contributing and designate the south façades three, five, and seven and the east façade number four as primary which reflects the staff's recommendation. Member Guida seconded. The motion passed with the Board voting unanimously (4-0).

- d. **2024-008761-HDRB, 711 Don Cubero Alley**, Don Gaspar Historic District, Landon Lott, property owner, proposes to remodel a sunroom to create a bedroom, construct a 6'-0" tall coyote fence along the north and east property boundary lines, and construct an outdoor kiva fireplace on a contributing structure. (Paul Duran)

Paul Duran 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 Section 14-5.2(H) Don Gaspar Area Historic District Design Standards.

Bridget Stanga and Landon Lott, 711 Don Cubero Alley, Santa Fe, were each sworn in. Mr. Lott presented a summary of the proposal and their willingness to make changes per staff and Board recommendations and pointed out what some of those changes were.

**Public Comment:**

Mr. John Eddy, previously sworn in, commended the applicants for listening to the guidance of the Board and believed that they will be happy with those changes long term.

Ms. Stefanie Beninato, previously sworn in, believes that this is much better design and felt the applicants followed the recommendations well and the design fit the ally much better, but was still disappointed to find that the coyote fence was still planned at six feet in height and questioned what the maximum allowable height in that area was.

Mr. Duran clarified the maximum allowable fence height is six feet.

**Board Action:**

Member Aguilar Medrano moved in case 2024-008761-HDRB, 711 Don Cubero Alley, that the application be approved as submitted with the condition that the portals column and corbel on the right of the door be constructed regardless of the engineer's finding due

to the depth being greater than thirty inches. Member Mather seconded. The motion passed with the Board voting unanimously (4-0).

- e. **2024-008730-HDRB, 918 B Acequia Madre**, Downtown and Eastside Historic District, Edward Caruana, agent for Richard Simpson, property owner, proposes to replace the existing corrugated metal roof and gutters in kind and requests an exception to 14-5.2(D)(1)(a) for the removal of the existing historic brick chimney on a contributing structure. (Paul Duran)

Paul Duran presented the case and staff recommendation. Staff did not find that the exception criteria had been met and recommended denial of the exception to Section 14-5.2(D)(1)(a). Staff recommended approval of the other elements of the application as they comply with Section 14-5.2(D) General Design Standards for all Historic Districts, and Section 14-5.2(E) Downtown and Eastside Design Standards.

Richard Simpson, 117 Camino Miguel, El Prad and Edward Caruana, 3541 East Second Street, Long Beach, California, 90803, and Melanie Sprigs, 1901 Cerros Colorados, Santa Fe were each sworn in. Mr. Caruana presented a summary of the proposal, the history of the project, and some other concepts that were considered and what the challenges of those concepts were.

**Public Comment:**

Ms. Stefanie Beninato, previously sworn in, felt this is a beautiful house and is happy that some preservation work is being done. She felt it was unfortunate that the chimney fell down but understood it was not to code. She continued that this type of house did not always have chimneys and while they are common in the neighborhood she didn't think it would take away from the historic nature of this particular building to remove the chimney.

**Board Action:**

Member Guida moved in case 2024-008730-HDRB, 918 B Acequia Madre to approve replacement of the corrugated metal roof and gutter in-kind and removal of the existing brick chimney finding that no exception was required because the chimney is not a character defining feature of the contributing structure. Member Mather seconded.

Member Bienvenu recommend adding to the motion that "if exceptions are required that they are met in this case". Member Guida chose not to accept the friendly amendment.

Mr. Duran pointed out that per section 14-5.2(C)(5) that it is the staff's responsibility to recommend an exception and the board to either approve or disapprove the exception.

Attorney Ruybalid confirmed the details as Mr. Duran stated but he also acknowledged that the Board is the final arbiter of the findings of fact and that in the past the Board has

made findings that an exception does not apply. He felt that this motion may not withstand an appeal, but he did not feel that it was able to be done this way.

Member Guida stood with the motion as stated.

The motion passed with Members, Mather, Bienvenu, and Guida voting for and Member Aguilar Medrano against based off the language regarding the exception.

- f. **2024-008705-HDRB, 807 Gildersleeve St.**, Don Gaspar Area Historic District, Christopher Purvis, agent for Brady McCartney, owner, requests a historic status review with designation of primary elevations, if applicable, for a non-contributing accessory structure. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the accessory structure be upgraded to contributing and that the west façade (Façade 4) including all fenestrations and the portal and excluding the non-historic wood garage door be designated as the primary façade, per 14-5.2(C) designation of Significant and Contributing Structures.

Christopher Purvis, 518 Old Santa Fe Trail, Santa Fe, was sworn in. Mr. Purvis agreed the boards filling in the garage door are not historic, but that there are some older elements in the building that were fixed up in the 1960s. So, while he felt that staff is correct about the status he didn't like the recommendation.

**Public Comment:**

Ms. Stefanie Beninato, previously sworn in, believed that the structure should not be contributing for different reasons than staff. She stated that the portal was added over fifty years ago, and it is common then and now for people to add portals to their building; therefore, that should not take away from the character of the building. She felt that what takes away from the character of this building is the openings themselves since they appear to be hodge podge and do not read like a garage, so the openings do not contribute to the character of the building or the neighborhood, but it is not due to the portal addition.

**Board Action:**

Member Bienvenu moved in case 2024-008705-HDRB, 807 Gildersleeve Street to maintain the non-contributing status of the accessory structure. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (4-0).

- g. **2024-008739-HDRB, 1127 E. Alameda St.**, Downtown and Eastside Historic District, Bernie Romero, agent for Sara Rupert, property owner, request an exception to 14-5.2(D) Downtown and Eastside design standards to install a metal vehicular gate on a non-contributing structure. (Paul Duran)

Paul Duran 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 Section 14-5.2(E) Downtown and Eastside Design Standards. Additionally, staff found all exception criteria for the use of metal on the vehicular gate had been met.

Bernie Romero, 11 Caminito Santerra, Santa Fe, New Mexico, was sworn in. Mr. Romero presented a comparison of the old gate with the new gate and its upkeep.

**Public Comment:**

Ms. Stefanie Beninato, previously sworn in, expressed her concern regarding the proliferation of metal gates on the east side. She pointed out that the walls should be brought down to be proportionate to the gate not the other way around, especially since the gate was done without permitting and the wall was probably done the same way in anticipation for the extra tall gate. She also suggested considering coyote fencing at the base of the gate rather than the Board's recommendation of wood paneling.

Mr. John Eddy, previously sworn in, agreed with the previous comments so chose not to repeat those comments. However, he felt it important to reiterate that the walls should be brought down to meet the height of the gate. He pointed out that the handwrought detail in the iron work helps to strengthen our sense of place in Santa Fe. He felt the wood paneling at the bottom would soften the design of the gate and that using dimensioned weathered wood affixed at the back of the gate through a rabbeting mechanism that does not have to be integrated into the iron work and so that it can be replaced as it rots or degrades then he would support the idea of the gate.

**Board Action:**

Member Bienvenu moved in case 2024-008739-HDRB, 1127 E. Alameda Street that findings be entered that the exception criteria for the use of metal on the vehicular gate have been met in this particular circumstance for the reasons given in the staff report on condition that the lower sheet metal panel of the gate be clad on the exterior with wooden lumber that is harmonious with the rusted metal and the gates in the vicinity with the members in a vertical orientation that would maintain the taller openings and that could either cover or maintain the two smaller openings between the large ones and submit that for staff approval. Member Guida seconded. The motion passed with the Board voting unanimously (4-0).

- h. **2024-008740-HDRB, 1400 Cerro Gordo Unit D**, Downtown and Eastside Historic District, Christopher Purvis, agent for Rick Brenner, property owner, proposes to construct a detached 600 sq. ft. to a height of 12'-6", garage to a non-contributing structure. (Paul Duran)

Paul Duran 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 Section 14-5.2(E) Downtown and Eastside Design Standards.

Christopher Purvis, previously sworn in, was available for questions.

**Public Comment:**

There were no public comments regarding this case.

**Board Action:**

Member Aguilar Medrano moved in case 2024-008740-HDRB, 1400 Cerro Gordo Unit D to approve the project as submitted. Member Guida seconded. The motion passed with the Board voting unanimously (4-0).

**9. Discussion Items**

Mr. Ruybalid brought to the Boards attention, regarding the discussion whether or not the Board can make a finding that a particular structural or architectural element of a house or any kind of project before the board does or does not require an exception or is or is not in the protected category under the design standard when the staff has said an exception is required for this. Mr. Ruybalid looks at the case as if they will have an appeal at District Court. One of the standards that the district court looks at is if the board, regardless of the type of board, has they abused their discretion. So, he has to consider whether or not the board can make a finding that a certain element is not protected and does not require an exception by considering if the board is abusing their discretion. With the chimney on Acequia Madre he could not find that the Board abused your discretion by finding that it is not an architectural feature or space that embodies the status of the building. He believed that they could continue to exercise the motion this way if it does not abuse that discretion by trying to avoid exception requests. However, he asked that the Board consider that in this case, Paul Duran, is the code enforcement officer and is assigned to protect a historic feature, and because there is a public interest in what the city stands up for, then when he asks for an exception he is acting in good faith and it would be best to take that into consideration.

Mr. Ruybalid also stated that presentations should be depersonalized. When staff is giving a presentation, it is not their personal opinion that is given. The staff does have conversations as a team so the decisions being made are not personal but recommendation from the division including the division supervisors.

**10. Matters from the Board**

Mr. Guida shared that the next lecture in the “*Homewise Livability*” series is with Chris Wilson, architectural historian and Professor Meritus at UNM, author of “*The Myth of Santa Fe*”. Mr. Wilson will *be* doing a presentation. Member Guida will be moderating a

conversation between the audience and Mr. Wilson at the end of the lecture. The lecture will be held this Thursday at 6 p.m.

Mr. Guida then requested the status of seating an individual in the OSFA seat for the Board due to his concern regarding meeting quorum.

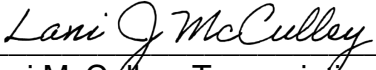
Ms. Moore believed that an appointment was being made tomorrow August 14, 2024.

11. **Next Meeting**  
August 27, 2024

Chair Rios and Vice Chair Guida will not be available for the next hearing.

12. **Adjournment**

Member Guida moved to adjourn. Member Aguilar Medrano seconded. The vote passed unanimously (4-0), and the meeting was adjourned.

  
\_\_\_\_\_  
Lani McCulley, Transcription

\_\_\_\_\_  
Cecilia Rios, Historic District Review Board Chair

\_\_\_\_\_  
Date