



**Regular Meeting of the Historic
Districts Review Board
September 10, 2024 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes
[HDRB Committee Meeting 9/10/2024 - YouTube](#)

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. Jennifer Biedscheid
Ms. Amanda Mather
Ms. Mary Ellen Degnan

Members Absent

Ms. Madelein Aguilar- Medrano (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
Mr. Anthony Maestas, Construction Inspector

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 there were no changes to the agenda.

Member Vice Chair Guida moved to approve the agenda. Member Mather seconded. The motion passed unanimously by voice vote (5-0).

3. **Approval of Minutes**

No minutes on the agenda.

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

a. 2024-008413-HDRB, 913 ½ Acequia Madre (June 11, 2024)

b. 2024-008414-HDRB, 627 Camino De La Luz (June 11, 2024)

c. 2024-008258-HDRB, 753 Acequia Madre (June 11, 2024)

d. 2024-008339-HDRB, 1600 Canyon Rd. (June 11, 2024)

No changes to the Findings of Fact and Conclusions of Law.

Member Biedscheid moves to approve the Findings of Facts and Conclusion of Law for June 11, 2024, items a-b. Member Mather seconded. With members Bienvenu, Biedscheid, Mather, Degnan voted to pass the motion. Motion was approved with a 4-0 on a roll call vote. Vice Chair Guida, Abstained.

5. **Matters from the Public**

Stefanie Beninato spoke regarding confusion with the agenda. Pointed out to Gary Moquino that Sarah Novinson has put her sign back away from her building.

6. **Staff Communications**

Heather Lamboy, 'Built in the Past, Built in the Future' Conference. November 1, 2024, 8am-12pm. Will be located at the NM History Museum.

7. **Old Business**

No items were listed under Old Business.

8. **New Business**

a. **2024-008779-HDRB, 428 & 428 A San Antonio Street**, Downtown and Eastside Historic District, Daniel Lujan, agent for Andrew and Mary Harris, property owners, request approval to reinstate previously approved plans from 2012 on significant (428) and contributing (428 A) structures.

Paul Duran, paduran@santafenm.gov presented the case, and staff recommends approval of the proposed project and finds 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.

Board Action:

Member Bienvenu moved in case 2024-008779-HDRB, 428 & 428 A San Antonio Street, that the matter be postponed for review by the city attorney Ruybalid as to whether this matter may be administratively approved and if the determination is in the negative that it be rescheduled for the soonest possible hearing with whatever exceptions requests are necessary. Member Mather seconded. The motion passed with the Board voting unanimously (5-0). The motion passed with Members, Bienvenu, Biedscheid, Mather, Degnan and Vice Chair Guida voting for.

b. **2024-008935-HDRB, 807 Gildersleeve St.**, Don Gaspar Area Historic District, non-contributing, Christopher Purvis, agent for Brady McCartney, owner proposes to raise the building height by 5", replace windows and doors, install HVAC with screening, stucco, and stain. (Lani McCulley, HISTORIC DISTRICTS REVIEW BOARD MEETING LJMcCulley@santafenm.gov)

Lani McCulley presented the case, and staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Design Standards.

Mr. Christopher Purvis, 518 Old Santa Fe Trail, S.F. N.M., was sworn in. Mr. Purvis had nothing to add.

Public Comment:

No public comment.
Nobody on zoom

Board Action:

Member Biedscheid moved in case 2024-008935-HDRB, 807 Gildersleeve St. to approve project as submitted and recommended by staff. Vice Chair Guida seconded. The motion passed with the Board voting unanimously (5-0). The motion passed with Members, Bienvenu, Biedscheid, Mather, Degnan and Vice Chair Guida voting for.

c. **2024-008936-HDRB, 107 E Palace Ave. units A1, A2, and A3**

Christopher Purvis, agent for Martha Field Trust LLC, owner, propose alterations to a contributing structure at 107 E Palace Avenue to replace/refurbish windows and doors, install an ADA ramp, reroof, stucco, paint, and repave the parking area. An exception is requested to 14-5.2(D)(5)(i) for altering an opening on a primary façade.

Lani McCulley presented the case, and staff finds that the exception criteria have been met and recommends 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.

Mr. Christopher Purvis, already sworn in. Mr. Christopher Purvis. presented a summary of the proposal.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. Ms. Beninato would like more information/justification on the 3' foot door as per code.

Board Action:

Vice Chair Mr. Anthony Guida moved in case 2024-008936-HDRB, 107 E Palace Ave. units A1, A2, and A3, that the board approve the project as submitted noting that the exception criteria have been met. Member Mather seconded. The motion passed with the Board voting unanimously (5-0). The motion passed with Members, Vice Chair Guida, Bienvenu, Mather, and Degnan voting for.

d. 2024-008868-HDRB, 329 Otero Street

Lisa Martinez, agent for Mike and Christine Foster, property owners, propose to remodel main residence by replacing doors and windows and request an exception to 14-5.2(D)(5)(a)(i) windows, doors, and other architectural features on a primary facade of a contributing structure.

Paul Duran presented the case, and staff does not find that all the exception criteria have been met and recommends denial of the exception to replace historic windows on the primary facade of a contributing structure. Staff recommends approval of the other aspects of the application (re-stuccoing) 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. Lisa Martinez, 3201 C Zafarano Dr. # 111 SF, NM 87507, was sworn in. Ms. Lisa Martinez provides clarification on the window assessment from Mr. Ra Patterson.

Co Applicant, David Rash, 21 El Toro Rd. SF, NM. Mr. Rash provides information on the three exception criteria.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, NM. Already sworn in. Ms. Beninato stated I appreciate Member Bienvenu comments. If the law is clear that you need to apply it because otherwise it becomes very subjective, and you become inconsistent.

Board Action:

Member Bienvenu moves in case 2024-008868-HDRB, 329 Otero Street, that consistent with staff's recommendation that findings be entered that the exception criteria have not been met. For replacement of the historic windows and that the request be denied. I'm speaking on the primary façade. All other aspects of the application be approved. Member Mather seconded.

Member Biedscheid commented, if there's opportunity for the applicant and if the applicant was interested in agreeing to a condition to repair the windows as suggested by the window assessment. That can be accommodated at this time. Or does that require another hearing.

Member Bienvenu asks if repair of windows need to come before the board?

Ms. Heather Lamboy answered, 'no that's part of maintenance. Can be administratively approved.

Vice Chair Guida, One friendly amendment to the motion. For the non-historic, non-primary façade windows just a friendly amendment to clarify that the replacement windows shall not be vinyl as this is in the packet and that they will be wood windows.

The motion passed with the Board voting unanimously (5-0). The motion passed with Members, Vice Chair Guida, Bienvenu, Biedscheid, Mather, and Degnan voting for.

Ms. Lisa Martinez, I just wanted to add that the information that's in your packet with regard to the vinyl windows was a prior submittal going back several months. I submitted two other quotes for window replacements. One of them that was wood with metal clad and another one that was just wood. So, I apologize that did not make it into your packet but that was something that we were willing to consider that as replacement.

e. **2024-008945-HDRB, 1292 Lejano Ln.**, Downtown & Eastside Historic District, non-contributing, Thomas Hughes, agent for Catherine Wright and Burr Phillips, owners, proposes to construct a 1,902 sq. ft. residence on a sloping lot to a height of 16'-6" where the maximum allowable height is 14'-5". (Lani McCulley)

Lani McCulley presented the case, and staff recommends approval of the proposed project and finds 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

Thomas Hughes, 1292 Lejano Lane was sworn in. Mr. Hughes had nothing to add.

Public Comment:

Raja Bose, 212 Lorenzo Lane was sworn in. My concern is more to do with the height. The height is allowed because of the slope as per Lani. The overall height definitely seemed a little tall next to like our structure, but were also downhill from it. So, it's a matter of perspective.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico had already been sworn in. She expressed her concern regarding; Santa Fe style doesn't mean modern style. It means to use modern materials. The amount of glass is really inappropriate. Member Bienvenu stated that 'public visibility in the code is relevant to the windows.

Board Action:

Vice Chair Guida move that case # 2024-008945-HDRB approve the project as submitted noting that the height above 14 feet is within the allowable limit that at the discretion of this board because of a steep and sloping site. And that the applicant has indicated that he will screen the mechanical units on the west elevation with a coyote fence and then just update the drawings and submit them to staff for final approval. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0). The motion passed with Members, Mather, Vice Chair Guida, Degnan, and Biedscheid voting for. Member Bienvenu's vote was not audible.

f. 2024-008937-HDRB 119 Kearny Rd.

Craig Hoopes and Assoc., agent for David Snead and Charles Butler, owners, propose to make alterations to a previous HDRB approval by adding pilasters to coyote fencing, installing additional fencing, gutters and downspouts, replacing windows and doors, and removing an approved exterior staircase.

Lani McCulley presented the case, and staff recommends approval of the proposed project and finds 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

Craig Hoops 333 Montezuma Ave. was sworn in. Mr. Hoops stated that first of all he wanted to apologize to the board... (not audible)

Public Comment:

No public comment.

Board Action:

Member Vice Chair Guida moved in case 2024-008937-HDRB 119 Kearny Rd., to approve the project as submitted. Agreeing with staff's recommendation that the proposed project complies with the general design standards for all historic districts and

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the downtown and eastside design standards as well. Member Mather seconded. The motion passed with the Board voting unanimously (5-0). The motion passed with Members; Bienvenu, Vice Chair Guida, Biedscheid, Degnan and Mather voting for.

g. 2024-008990-HDRB, 1160 Camino De Cruz Blanca

Surroundings Studio, agent for St. John's College, owner, proposes to install green wind mesh around the ball courts to a height of 8'-0" where the fencing is 10'-0" high. An exception is requested to 14-5.2(F)(2)(g) for fencing constructed of prohibited materials

Lani McCulley presented the case, and staff does not find that all the exception criteria have been met and that a less opaque option would be more appropriate. Therefore, staff recommends denial of the application as it does not comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(F) Historic Review Design Standards.

Applicant: Abby Feldman 440 San Pasqual St., was sworn in. Ms. Feldman stated that the college is very willing to use the less material for the court. That was my understanding that we were going to be discussing that option tonight. That's what we were looking at.

Member Bienvenu, concerned about the application because it seems that it's not exactly accurate. It says your response is to all the exception criteria related to the public and when we were on site today there was a very large sign saying it was not open to the public. It was restricted to students, so that strikes me as a very significant difference of fact in this case.

Ms. Feldman, I guess we were trying to respond to the visibility issues of the public in terms of the visibility from the roadway and pedestrians walking through the area not necessarily the actual users of the court.

Member Bienvenu, actually you didn't address that first aspect, but you did address the second. It said that this will allow the court, allow the public to increase its health during a large variety of weather conditions. It will provide residents with the ability to play tennis on windy days. Making residing in the district more desirable.

Ms. Feldman, That is confusing language. I believe that if the courts are only available to the students. It's not the public at large but certainly the student body and the staff which is you know a decent sized population. Would benefit from all of those you know health amenities.

Member Bienvenu, we rely on the information and the application. Most people would not even have known. I wouldn't have known that it wasn't open to the public and that was actually potentially a very significant factor to me. Just as it appears to be to the

person putting the application together. The only reason I at least learned that it wasn't true was by being on site today. So, I guess I would just ask that there be more care given to the information that's presented to the board.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, N.M. already sworn in. I agree with member Bienvenu.

Board Action:

Member Bienvenu move that the application be approved on condition that the wind screen be of the same color as proposed but of no greater than 67% capacity. And that the top of the wind screen be no higher than 6' high from ground level. Member Mather seconded. Member Vice Chair Guida friendly amendment it's 68%. Member Bienvenu amends his motion to 68%. The motion passed with the Board voting unanimously (5-0). The motion passed with Members, Biedscheid, Vice Chair Guida, Mather, Bienvenu, and Degnan voting for.

9. Discussion Items

Heather Lamboy, just to put notice to the board that I won't be present at the next hearing. That is when the obelisk discussion will occur. Maggie Moore the assistant interim director will be present.

10. Matters from the Board

Member Bienvenu, Soldiers monument is scheduled to be heard at the next meeting. Member Vice Chair Guida, I won't be at the next meeting. I'm having surgery.

11. Next Meeting

DATE: Tuesday September 24, 2024

Mr. Frank E. Ruybalid, Assistant City Attorney is asking to make a comment; yes, there is an interesting case that I think I should just pass along to you. The case is Union Protectiva versus City of Santa Fe. As I understand I haven't read all the pleading in that case. I'm not involved in it. But there was a motion by the city to dismiss that case and as a bearing on the placement of the obelisk. As I understand, but as I said I haven't read all of the filings. There was a motion to dismiss by the city which was denied by judge Wilson last week. So therefore, that case will proceed September 12.

12. Adjournment

Member Degnan moved to adjourn. Member Mather seconded. The vote passed unanimously, (5-0) and the meeting was adjourned.

Jane Rodriguez
Jane Rodriguez, Transcription

Cecilia Rios, Historic District Review Board Chair

Date