



**Regular Meeting of the Historic
Districts Review Board
February 25, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

https://www.youtube.com/watch?v=jCFs_wPa8NU

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. John Bienvenu
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Mary Ellen Degnan

Members Absent

Ms. Amanda Mather (excused)

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Ms. Margaret Moore, Planning and Land Use Assistant Director
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 Civic Clerk and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Ms. Moore highlighted changes on the agenda including the case number correction under (9)(b) and under item (12) next meeting changed from March 11, 2025, to March 25, 2025.

Board Action:

Member Degnan moved to approve the agenda as amended. Member Aguilar Medrano seconded.

The motion passed unanimously by voice vote (4-0).

3. Approval of Minutes

a. January 14, 2025

Board Action:

Member Bienvenu moved to approve the minutes for January 14, 2025. Member Biedscheid seconded.

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

b. February 11, 2025

Member Bienvenu recommended changes to page 5 of 7 under section f in the 3rd full paragraph last sentence please change “set back” add “from” “as” So that it reads “The application be granted to enclose the portal with the condition that the design to be modified to include two double hung windows similar in design to the windows on the existing north elevation and appropriately setback the corners of the façade that is required under the ordinance and all to be submitted to staff.”

Board Action:

Member Bienvenu moved to approve the minutes for February 11, 2025, as amended. Member Biedscheid seconded.

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

4. Approval of Findings of Fact and Conclusions of Law

a. 2024-008990-HDRB. 1160 Camino de Cruz Blanca (September 10, 2024)

b. 2024-009127-HDRB. 330 Otero St. (October 8, 2024)

c. 2024-009370-HDRB. 1030 1/2 W. Houghton St. (November 26, 2024)

Board Action:

Member Degan moved to approve the Findings of Fact and Conclusions of Law for all three dates (a-c). Member Aguilar Medrano seconded.

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

5. Matters from the Public

Stefanie Beninato expressed concerns over the minutes and resolution 3920 voting by majority vote. She read the code citation into the record.

John Eddy wanted questions clarified regarding the presentation from Jenkins Gavin project with the state buildings.

6. Staff Communications

- a. **2025 Santa Fe Heritage Preservation Awards**
Amanda Romero presented that the Heritage Preservation Awards ceremony will be on May 15, 2025, and the nominations deadline is March 31, 2025, with the vote held on April 8, 2025. She encouraged everyone to make nominations.
- b. **Update - HPD Grants**
Nicole Ramirez Thomas presented a summary of the 2023-2024 CLG grant for the HSFF walking tour app, 2024-2025 CLG for HSFF endangered properties program including the roadblocks like the total value of the property at the end of the remodel must be less than \$300,000 and trust issues. The grant closes in May and they hope to have a list of remedies for some of the issues. She also presented that the new 2025-2026 CLG grant for the Acequias Project Phase one oral histories has been submitted.
- c. **Sheridan Streetscape Study**
Nicole Ramirez Thomas presented that the funding lapsed in July 2024 for the full project. So, the overall project is on hold pending funding. However, the Sheridan Street Study has been completed, and she presented the results of the study.

7. Old Business

No items were listed under Old Business.

8. New Business

- a. **2025-009784-HDRB, 512 Abeyta St.**, Downtown & Eastside Historic District, Significant. Lightfoot Inc., agent for Steven and Barbara Birgfeld, owners, propose to repair and replace windows. An exception is requested to 14-5.2(D)(5)(a)(i) for replacing historic windows. (Lani McCulley, ljmcculley@santafenm.gov)

Lani McCulley presented the case and staff recommendation. Staff find that the exception criteria have been met. Moreover, staff recommends following the recommendations of the window assessment to replace unit W4 and repair unit W2; otherwise, staff 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.

Scott Cherry, 2351 Fox Road, Santa Fe, New Mexico, 87507, was sworn in. Mr. Cherry presented a summary of the proposal and addressed questions from the

Board.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She expressed her concern regarding window replacement in significant structures, simulated divided lite windows and the use of screens on windows.

Board Action:

Member Bienvenu moved in case 2025-009784-HDRB at 512 Abeyta Street that the application be approved and that the windows marked as 2,5,6,and 7 that are being requested to be replaced and having been indicated by the window assessment as being satisfying the 30% threshold justifying replacement has been satisfied in this case and further that not replacing them in kind but replacing them as set forth by the applicant also the exception criteria are met for the reasons that there is one that is merely the storm sash and cannot be replaced in-kind. The others are steel windows that are indicted to not necessarily be, well are not original to the house are not consistent with the other wooden windows on this structure and would be difficult to replace in kind and the substitute that is being proposed would be the nearest and best alternative. Member Aguilar Medrano seconded.

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

- b. **2025-009916-HDRB, 1010 Camino San Acacio**, Downtown and Eastside Historic District, Contributing. Daniel Strongwater, agent for Jeremy and Caroline Rohrlich, owners, proposes to construct a 278 sq. ft. casita and covered portal above an existing carport, construct a 175 sq. ft. closet addition on the east elevation, enclose a portal on the south elevation and requests exceptions to 14-5.2(D)(4) to enclose an existing portal and 14-5.2(D)(2)(c) for an addition to the west primary façade. (Paul Duran, paduran@santafenm.gov)

Paul Duran presented the case and staff recommendation. Staff recommends conditional approval of the proposed project requesting the skylight on the east façade be non-publicly visible and that all windows meet the 30" rule except those under porches or portals, and finds that the exception criterion has been met, and complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Daniel Strongwater, 2 Camino Pequeno, Santa Fe NM 87505, was sworn in. Mr. Strongwater presented a summary of the proposal and addressed comments and questions from the Board.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, expressed her concern regarding the

ability to hear the Board on the YouTube recordings and asked if the members would use the microphone when speaking. Regarding the case she was concerned about the public visibility of the second-floor addition, the enclosure of the walkway that currently separates the two structures, setback the new addition further to prevent blocking the west primary facade, too much glass on that balcony, and the skylights should not be visible and maybe some windows on that east addition. She felt there were many alternative designs to distinguish the primary facades from the new construction.

Board Action:

Member Biedscheid moved in case 2025-009916-HDRB for 1010 Camino San Acacio, to postpone the project for a redesign to a date certain of 3/ 25 if that is agreeable to the applicant. To consider some of the design suggestions the Board has made to minimize the impact on the two facades that have been designated as primary, the north façade and the west façade, the addition should attempt to be secondary to those facades in massing and style as well as differentiated from those facades in terms of the newer addition compared to the original house.

Member Degnan seconded.

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

Daniel Strongwater accepted the postponement.

- c. 2024-008628-HDRB, 216 Old Santa Fe Trail, Downtown & Eastside Historic District, Non-contributing. John Padilla, agent for Lewis West, owner, proposes to replace windows and doors. An exception is requested to 14-5.2(E)(1)(c) for installing windowpanes larger than thirty inches. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff find that the exception criteria of Section 14-5.2(E)(1)(c) have not been met and recommend 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(E) Downtown and Eastside Design Standards.

John Padilla, P.O. Box 22986, Santa Fe, NM, was sworn in. Mr. Padilla presented a summary of the proposal and responded to questions from the Board.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, expressed her concern that there should be massing below the windows and between the windows and door, and the need for divided lites. She also expressed her concern about a black awning in this streetscape.

The Board and staff discussed the next steps for the applicant if the Board made a motion for denial or conditional approval.

Board Action:

Member Bienvenu moved in case 2024-008628-HDRB, 216 Old Santa Fe Trail, to deny the application as submitted and to adopt all of staff's findings in particular that the exception criteria do not meet the threshold of not damaging the character of the district and in fact finding should be entered that it would damage the character of the district for the reasons stated in the staff's report, that the applicant has failed to demonstrate that the unauthorized changes are required to prevent a hardship to the applicant or an injury to the public welfare again for the reasons set forth in the staff report, and that the applicant has failed to demonstrate that the unauthorized changes would strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that the residents could continue to reside within the historic districts and I would also ask that the staff proceed with its' efforts to have this return to its original condition.

Member Aguilar Medrano seconded.

Aguilar Medrano requested a friendly suggestion to note that there are multiple code violations that have happened including the divided lite windows, awning, and the ratio of stucco to glazing.

Bienvenue accepted that this is acceptable to note with the understanding that these are all set forth in the staff report and should be incorporated into the findings.

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

9. Discussion Items

There were no discussion items.

10. Matters from the Board

Chair Rios appointed Member Bienvenu as vice-chair to replace Member Guida who has left the Board.

Member Bienvenu accepted.

Chair Rios pointed out that she and Member Bienvenu are on the committee for the state buildings, and she would like to have alternates in case there are issues. She requested Members Degnan and Mather to be those alternates. Member Degnan accepted. Member Mather was not present to comment.

11.Next Meeting

- a. March 25, 2025

12.Adjournment 8:35 pm

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



Lani McCulley Transcription

Cecilia Rios, Historic District Review Board Chair Date