

Minutes of the Historic Districts Review Board

October 22, 2024

5:30PM

**Minutes created from YouTube video and transcript.*

https://www.youtube.com/watch?v=qhv_21W0WT8

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 (0:0:33)

Roll Call indicated a presence of a quorum as follows:

Members Present

Ms. Cecilia Rios, Chair
Mr. John Bienvenue
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather

Members Absent

Mr. Anthony Guida, Vice Chair
Ms. Mary Ellen Degnan

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 Historic Preservation Division.

2. Approval of Agenda (0:0:59)

Mr. Moquino stated that under New Business, case c. 2024-009202-HDRB, 925 Acequia Madre was postponed. He also noted the change to Item 11 on the agenda, Next Meeting, as the meeting for November 12, 2024, was canceled because the Council Chambers were not available that day. The next meeting of the HDRB will be held November 26, 2024.

Member Biedscheid moved to approve the agenda as amended. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote.

3. Approval of Minutes (0:1:51)

No changes were made to the minutes of October 8, 2024.

Member Biedscheid moved to approve the minutes. Member Mather seconded. Member Aguilar Medrano abstained. Members Bienvenue, Biedscheid, and Mather voted to pass the motion.

4. Approval of Findings of Fact and Conclusions of Law (0:2:30)

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

5. Matters from the Public (0:2:38)

Stefanie Beninato spoke on her concern for asphalt sidewalks being put in around town. She is uncertain why the City would advocate for asphalt as it is made of oil and raises the temperature of the town. She also wondered how long it takes to enforce things or get things changed because on Agua Fria, the significant house by St. Francis Drive, the fence has not been changed per the HDRB's stipulations. Also, the demolition of the house on Camino Cabra being allowed sets a bad example. The last thing she wanted to bring to the HDRB's attention, Cecilia Rios was nominated as a Living Treasure in 2018 by Beverley Spears. This year, Ms. Beninato nominated her and she received 16 votes but did not win. However, the Old Santa Fe Association wrote a letter stating how important she has been to the preservation of the historic districts through her service on the board. Ms. Beninato proceeded to read from the letter and the letter was submitted to Ms. Romero as part of the record. She stated she just really wanted to give Ms. Rios some recognition and to thank her for her 33 years of volunteer service on the HDRB.

Chair Rios said 33 years has flown by. She said thank you for the nomination, but she does not serve on the board for the recognition; she does it because she loves Santa Fe and preserving its character is important.

Mr. Adam Johnson, Executive Director for the Old Santa Fe Association, stated he was disappointed that Chair Rios did not receive the award. He was just speaking from Matters from the Public to thank her.

6. Staff Communications (0:12:28)

Mr. Moquino introduced Mariah Kavanaugh as the new Planner Tech in the division.

Ms. Lamboy announced the City sponsored City of the Past conference to be held November 1, 2024. She expected the event to well attended.

7. Old Business (0:13:50)

No items were listed under Old Business.

8. New Business (0:14:00)

a. **2024-009042-HDRB, 645 Garcia St.**, Downtown & Eastside Historic District, Graham Hogan, agent for Michael Blum, property owner, has received Board approval 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 clarification for the bullnose dimensions allowed for the new structure. (Paul Duran, paduran@santafenm.gov) (0:15:00)

Mr. Duran presented the staff report for 645 Garcia St. and stated that the case had been previously heard and approved by the HDRB on August 13, 2024. The case was coming before the Board again to determine what the bullnosed corners should look like. The applicant wishes to do ¼ inch radius for the bullnose on the corners of the proposed residential structure, however Staff was requiring that the bullnose be 1 inch. After performing a field analysis of houses in the immediate vicinity of 645 Garcia St., Mr. Duran found that the average bullnose was 3.8 inches. As such, in his recommendation he asked that the Board approve a 4-inch bullnose at the corners of the proposed structure.

Chair Rios had a question: the applicant was asked to round all corners? Is this correct?

Mr. Duran confirmed that this was correct.

Chair Rios then asked: is there a reason the applicant does not want the 4-inch bullnose?

Mr. Duran stated that he would let the applicant speak.

Member Bienvenu wanted to go over the information that was presented to them. He went on to explain how it was that the case was now before the Board again, but this time to determine what the "easing" on the corners of the building would be. In the past he thought there was a binary choice on the corners (bullnosed or not bullnosed), not that there was a specific radius that needed to be met. Following the August hearing the applicant had questions about what bullnosing meant in regard to their design. Staff indicated to the applicant that 1 inch would be an acceptable and the applicant disagreed. As such, the case has come before the Board to determine what the radius of the corners should be.

Member Bienvenu then said he thought that Staff went out to measure the bullnose in the area of the project was great and that he would like to suggest that a guideline is created to memorialize how the Staff and the Board treat and determine bullnose radii so that there is consistency and applicants know what the expectations are. He noted something similar to the stucco guidelines.

Chair Rios brought up that there is also a Wall and Fence Guideline and something to that effect would be appropriate for the bullnose guideline.

Member Bienvenu brought the discussion back to the issue before them and said he thought a bullnose was 3-5 inches, with 3 inches being a minimal adobe corner and 5 inches being a soft corner. He said the Staff recommendation of 4 inches seems reasonable, however there has been some confusion introduced. That is, Staff previously recommended to the applicant that 1 inch would suffice. As such, Member Bienvenu felt that 1 inch is what the Board should approve but with the condition that this will not set a precedent for other cases.

Member Mather asked if the bullnose would be neighborhood dependent, or districtwide?

Chair Rios said it needs to be studied and a guideline or policy adopted.

Member Bienvenu said there would need to be two standards. One would be for Pueblo style architecture, and another would be for Territorial.

Graham Hogan, 1 De Bajo de Ojo, Placitas, New Mexico, agent for the property owner, was sworn in by Ms. Romero.

Michael Blum, 408 Arroyo Tenorio, Santa Fe, New Mexico, owner of the property, was sworn in by Ms. Romero.

Mr. Hogan thanked the Board for their work. He said they were requesting an eased edge which is consistent with Territorial style. He stated that in the Myth of Santa Fe Chris Wilson indicated that the Territorial Revival style is authentic and used on civic buildings. Because the building they are planning is built in wood frame, they intended a Territorial style of corner at ¼ inch. He and Mr. Blum surveyed about 30 buildings showing that tight corners are common in the district near the project area. He said there is no specific standard in the code that clarifies what corners should be like.

Mr. Blum spoke on the corners. [*inaudible*]

Chair Rios asked Mr. Blum to speak into the microphone.

Mr. Blum stated that they would like to build at ¼ inch at the corners of the house.

Mr. Graham thanked the Board.

Member Biedscheid stated that the minutes from the previous case where the project was approved, were not included in the packet. She asked Mr. Moquino if during the inspection process they look at the corners just to see if there was a bullnose or not a bullnose.

Mr. Moquino said yes, that is correct. He did not measure when he was the inspector.

Member Biedscheid then asked how Paul arrived at 1 inch for the bullnose?

Mr. Duran said there was a discussion among staff and 1 inch was decided.

Mr. Moquino stated that ¼ inch would be a sharp corner, not a bullnose. He would look for a rounded corner for a bullnose.

Member Aguilar Medrano thanked Mr. Duran. She feels this is her first opportunity to work with measurements. She said because this has come back before the Board that she feels the Board can determine what bullnose is most appropriate based on the streetscape despite the 1-inch conversation. Because of no public visibility all aspects of the design were approved with only the condition of the easing of the corners. This is Recent Santa Fe style and regardless of the construction style the code states that the appearance be of adobe construction. She stated that she found a 4-inch bullnose to be reasonable based on Staff's study. She said anything less than 1 inch would not give the effect of a rounded corner.

Member Mather asked the applicant if they would be amenable to 1 inch.

Mr. Blum responded saying that ¼ inch would fit better with their intended design.

Chair Rios ask: this is Recent Santa Fe style but leaning toward Territorial?

Mr. Duran responded and stated that the design was presented as Recent Santa Fe style and not Territorial.

Mr. Hogan clarified that when they were designing the house they followed Recent Santa Fe style but the code doesn't clarify what constitutes Pueblo versus Territorial. In regard to the corners, they are trying to emulate Territorial style.

Chair Rios asked: is this Territorial?

Mr. Hogan said no, not necessarily.

Ms. Lamboy commented. *[inaudible]*

Chair Rios called for public comment.

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn by Ms. Romero. She stated that because this is a new case before the Board, 4 inches should be approved. She appreciates the suggestion of a policy on bullnosed corners.

Ms. Elizabeth West, 318 Sena Street, Santa Fe, New Mexico was sworn by Ms. Romero.

Ms. West said given that she thinks the Board has been generous with the exceptions for this case she thinks that at least 1 inch is needed for this design. She said we are trying to honor our history.

Mr. John Eddy, 14 Avenida Campo, Santa Fe, New Mexico was sworn by Ms. Romero.

Mr. Eddy stated that Pueblo and Territorial styles were like comparing an apple and an orange. This building is neither an apple or an orange. He believes that the task of the Board is to determine if this building is acceptable in this district at all. If there was coping it might be acceptable to say it is Territorial. This project is in the heart of the historic district. He urges that the project be required to have a larger radius.

Mr. Adam Johnson, 121 Arroyo Hondo Trail, Santa Fe, New Mexico was sworn by Ms. Romero.

Mr. Johnson stated that he thinks the goalpost is being moved around. He said there is no policy on bullnoses. He said that Staff needs to be clear on their recommendations.

Chair Rios called for a motion.

Member Aguilar Medrano moved to support Staff's recommendation that the bullnose be 4 inches to meet the requirements of Recent Santa Fe style and give the building the effect of adobe.

There was no second and the motion died.

Member Bienvenu moved to approve a minimum of a 1-inch bullnose radius and that the record be clear that this determination is unique to the circumstances of this property and is not a precedent, and that this property be excluded in any calculation of future bullnose radii. Member Beidschied seconded. Member Aguilar Medrano voted no. All other members in attendance voted yes. The motion passed 3-1.

b. 2024-009207-HDRB, 710 Canyon Rd., Downtown & Eastside Historic District, Contributing, Conron & Woods Architects, agent for Anna Marie Hamilton, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential structure. (Lani McCulley, ljmcculley@santafenm.gov) (0:1:12)

Ms. McCulley presented the staff report for status review with primary façade designations. Staff described the structure and recommended that the main building remain contributing and that façade 1 be designated as primary.

Chair Rios confirmed that the building was over 100 years old. She said she remembers this house because it was owned by her relatives, and she has known many people who have lived in or worked in this building.

The Board had no questions for staff.

Anne Marie Hamilton, 710 Canyon Road, Santa Fe, New Mexico, property owner, was sworn by Ms. Romero.

Mr. Aguilar of Española, New Mexico, was sworn by Ms. Romero.

Chair Rios asked if the applicants agreed or disagreed with the Staff recommendation.

Ms. Hamilton said yes, they agreed. The house needs a new roof.

There were no questions from the Board to the applicant.

Chair Rios called for public comment.

Ms. Beninato commented and wondered why another façade wasn't considered, the one with several windows.

Ms. McCully said the east and west facades only have one window. The south was not recommended because of the portal addition.

Mr. Eddy commented and presented some details of the history of the building when Jane Seth owned a gallery in this building. He believes the sequoia tree needs to be undisturbed so that it will survive.

Chair Rios called for a motion.

Member Biedscheid moved to approve the historic status to remain contributing with the north façade as primary. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously.

d. **2024-009209-HDRB, 626 Gomez Rd.**, Don Gaspar Area Historic District, Contributing, Mifsud Associates Architects, agent for Andrej Davidson, owner, proposes to construct 212 sq. ft. of portal additions to the maximum allowable height of 12'-10" and construct a 6'-0" high fence. (Lani McCulley) (0:1:25)

Ms. McCulley presented the staff report. She provided an overview of the contributing property. Various construction projects have occurred on the property over the years and in 2023 work that was in progress on portales was issued a red tag. The applicant is requesting retroactive approval to construct a portales on the west elevation. They are also

requesting to construct a coyote fence to 6 feet tall. Staff did not recommend approval of the project.

Chair Rios asked if the coyote fence was at the rear of the property and how long it was. She asked Ms. McCulley to be more specific as to why she recommended denial of the application.

Ms. McCulley stated that she did not think the style of the portals were in keeping with the historic character of the residence. She feels they are more modern and the changes are not in keeping with the style of the house. Building permit requirements may also be a problem.

Member Bienvenu agrees that the porches are not well designed. On the other hand, he felt that this is similar to other places where the owners have built on to their houses without an architectural design. He noted the additions were at the back of the house and not publicly visible and there are portal additions in the streetscape that are not too different than these additions. He feels it is a lot to ask of the applicant to take the portales down and ask them to rebuild. He asked Ms. McCulley if she had suggestions to make it more to her expectation for harmony with the building.

Ms. McCulley said she could work with the applicant.

Member Biescheid asked if the Board determined the residence to be contributing to the district even with these unpermitted additions.

Ms. McCulley said yes. She also stated that she was not sure if the project would meet building code or if it could be permitted as presented.

Mr. Andrej Davidson, 557 Onate Place, Santa Fe, New Mexico, owner's architect, was sworn by Ms. Romero.

Mr. Davidson asked to know what was needed to make this something the Board would approve. He said he believes the function and form of the shed roofs are in keeping with the house. He also wanted to address the ability for the construction permit to be approved, and he believes that Staff is incorrect, the drawings show details that will help the project meet code.

Chair Rios asked for questions from the Board for the applicant and there were none.

Chair Rios called for public comment.

Ms. Beninato feels like there is not enough care being taken to address the issue of someone building onto the house unpermitted and that the Board is dismissing the concern by stating additions like the one in this case exist in the neighborhood. She also

said she supports the coyote fence if it is at the back of the house, but not if it is on the street as low walls are common on this side of the street.

Chair Rios asked for the location and length of the coyote fence.

Mr. Davidson said it is about 25 feet long and is on the west property line of the property.

Chair Rios asked why the porches were not combined.

Mr. Davidson said he did not know.

Public commenter [*inaudible*] name and address, mother of the property owner.

The woman said there was water damage, and they wanted to create sheltered entrances. She noted that no work was done on the primary facades and all the work is in the back of the house.

Member Bienvenu clarified the woman's statements, confirming that all of the work was on the back of the house and not publicly visible.

The woman responded that in regard to historical preservation, the work they have done has no effect. The house was being damaged, and they added the portales to keep the damage from continuing.

Member Bienvenu said he wanted to understand the timeline.

The woman stated that her son's father purchased the house in 1994. The addition to the back of the house already existed when he purchased the house. The son inherited the house.

Mr. Davidson said green plastic corrugated material was placed along the back of the house to shelter the entrances. This was removed to build the portales.

Member Bienvenu pursued clarification of what the portales were replacing and clarified that Staff was not so much concerned with historic preservation but that they are concerned with harmony of the additions with the house.

Mr. Davidson said parapets would make it conform but it would exceed the height.

Mr. Bienvenu said the portales are not worse than what was there before.

Mr. Davidson asked for clear direction on what needs to be done.

Member Aguilar Medrano asked for clarification about the configuration of the doors.

Ms. McCulley clarified the door configuration.

Member Aguilar Medrano stated that the Board likes to work with the applicant to come up with a solution in these types of cases. The primary problem for her is the number of colors and materials of the addition. Simplifying the colors and materials would resolve some of the issues. She asked that the barn door for the storage area be changed.

Chair Rios said it is challenging when they are reviewing work that has already been done. She asked for a motion.

Member Aguilar Medrano noted that the project is unfinished and felt that stucco should be required.

Member Bienvenu suggested that Member Aguilar Medrano make a motion with stipulation on the finishes to make the design coherent.

Member Aguilar Medrano moved to approve the application with the condition that the applicant works with staff to reduce the number of materials and colors, the coyote fence is approved as submitted and add the condition that the newly enclosed area be finished with stucco to match the stucco of the house. Member Biedscheid seconded with a friendly amendment to replace the barn door with a regular door. The motion passed with the Board voting unanimously.

e. **2024-009208-HDRB, 505 Apodaca Hill**, Downtown & Eastside Historic District, Non-contributing, Galen P. Briggs, owner, requests approval for the construction of three portals with a maximum height of 11'-2" and totaling 441 sq. ft. and the replacement of a window with a French door on the west façade. (Paul Duran) (0:2:00)

Mr. Duran presented the staff report. He provided the details of the non-contributing property and characterized it as Spanish Pueblo Revival. The applicant was requesting to add two portals, one to the main house and one to the guesthouse, and to replace a window with a door on the casita.

Chair Rios asked if the Board had any questions for Mr. Duran. There were none.

Mr. Victor Ortega, 2027 Lopez Lane, Santa Fe, New Mexico, agent for the property owner, was sworn by Ms. Romero.

Mr. Lopez stated he had nothing to add to the Staff presentation.

Chair Rios asked if there were questions from the Board to the applicant. There were none and she called for public comment.

Mr. Eddy spoke and said he applauds the applicant on improving the aesthetics of the house. Mr. Eddy said that the top of the post for portales should not be tapered where it meets the corbel. He said when this is visible it is an aberrant approach to building a portal. He believes there should be a provision in the code to address this issue.

Chair Rios asked Mr. Eddy when he started to notice the tapered top of the post. He said he did not, but it undermines the true vernacular.

Ms. West spoke and agreed with Mr. Eddy. She has seen this occur in the county as well. She said the mass looks wrong and spindly under something that has mass.

Member Biedscheid moved to approve the application as submitted. Member Mather seconded. The motion passed with the Board voting unanimously.

9. Discussion Items (0:2:14)

There were no discussion items.

10. Matters from the Board (0:2:15)

There were no matters from the Board.

11. Next Meeting (0:2:15)

November 26, 2024.

Chair Rios said she would not be at the meeting on November 26, 2024.

12. Adjournment (0:2:16)

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



Nicole A. Ramirez Thomas, Transcription

Cecilia Rios, Historic District Review Board Chair

Date