



**Regular Meeting of the Historic
Districts Review Board
March 10, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

View meeting on City YouTube: <https://www.youtube.com/watch?v=pFygawZb1vI>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:37 p.m. 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, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Scott Cherry
Ms. Madeleine Aguilar Medrano

Others Present

Mr. Gary Moquino, Historic Preservation Division Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician
Ms. Maggie Moore, Planning and Land Use Assistant Director

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

Mr. Moquino noted that cases 2026-011825-HDRB, 619 West Alameda Street, and 2026-011886-HDRB, 521 Calle Corvo, have been postponed.

Member Biedscheid moved to approve the agenda as amended. Member Degnan seconded. The motion passed unanimously by voice vote (5-0).

3. Approval of Minutes

- a. December 9, 2025
- b. January 13, 2026
- c. January 27, 2026
- d. February 10, 2026

Member Bienvenu moved to defer approval of all noted sets of minutes to the next regularly scheduled meeting. Member Degnan seconded. The motion passed unanimously by voice vote (5-0).

4. Approval of Findings of Fact and Conclusions of Law

There were no findings and conclusions to approve.

5. Matters from the Public

Rajah Bose noted that his case, 2026-011886-HDRB at 521 Calle Corvo, was postponed for the second time because he was not instructed to change the date on his sign. Representing the architectural community of Santa Fe, he requested that the city appoint an architect to the Board so it can follow the same code that is enforced on others. He suggested that Board members speak with the mayor regarding this issue, as Heather Lamboy has been doing.

Stefanie Beninato, P.O. Box 1601, Santa Fe, expressed agreement with the need for an architect on the Board and noted that a business owner has again placed two signs at Old Santa Fe Trail rather than in front of their own businesses.

6. Staff Communications

- a. **2026 Santa Fe Heritage Preservation Awards:** The deadline for nominations has been extended to March 14, 2026. On March 13, 2026, the Board will receive a list of completed projects that have received their final inspections. Chair Rios encouraged Board members to consider all historic districts when submitting nominations.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

7. **Old Business**

a. **Request for Reconsideration:**

2026-011792-HDRB, 924 Paseo de Peralta, Downtown & Eastside Historic District, contributing. John A. Padilla, agent for Carole Peet, Executive Director of El Castillo Life Plan Community, requests reconsideration of the January 27, 2026, status review with primary façade(s) designation.

Mr. Moquino presented the case and the staff recommendation. Staff requested reconsideration of the Board's decision to status a portion of the building as significant and the other as contributing. Based on the code, status designation may be significant, contributing, or non-contributing. There is no provision in the code that permits portions of one building to have more than one status.

Member Bienvenu requested clarification as to exactly what the process would be. To have a motion to consider reconsideration and to be placed on a future agenda. The background is for the purpose of deciding whether or not we should reconsider, not the outcome of reconsideration would be.

Mr. Ruybalid noted that the applicant need not be involved in the decision to reconsider the previous Board action, as the request came from the Land Use Director, and that Robert's Rules of Order states that a Member who previously voted in the majority must make the motion for reconsideration.

Board Action:

Member Bienvenu moved in case 2026-011792-HDRB at 924 Paseo de Peralta that the Board's decision to assign two different statuses to the building where the code provides only one status for an entire building and designation be reconsidered during the meeting scheduled for March 24, 2026, for the reasons outlined in the staff report. Member Cherry seconded. The motion passed with the Board voting unanimously (5-0).

8. **New Business**

a. **2026-011960-HDRB, 411 Camino Don Miguel, Downtown & Eastside Historic District, non-contributing.** John A. Padilla, agent for Peter Quintana, owner, requests demolition of the existing 2,280 square-foot residential structure.

Mr. Moquino presented the case and staff recommendation. Staff recommended approval of the demolition request and found that the application complies with Section 14-2.1(G)(3)(IV) Demolition Criteria.

John A. Padilla, the applicant, P.O. Box 2986, Santa Fe, was sworn in. He referred the Board to the historic cultural properties inventory (HCPI) report, which includes photographs of the building's interior. The deterioration extends to the roof and

foundation, and attempts to save it would be extremely costly. The owner wishes to build a new structure that would complement the Downtown and Eastside Historic District.

Public Comment:

Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she noted that previous discussions regarding the building seemed to indicate that parts of the structure would be preserved.

Mr. Padilla responded that the application is for demolition.

Board Action:

Member Biedscheid moved in case 2026-011960-HDRB at 411 Camino Don Miguel to approve the application as submitted and recommended by staff, noting that the criteria for demolition have been met, as documented in the staff report, and that the Board's previous action determined that this property does not contribute to the streetscape. Member unknown of second. The motion passed with the Board voting unanimously (5-0).

- b. **2026-011871-HDRB, 118 Camino Santiago, Downtown & Eastside Historic District, non-contributing.** Amy Diaz and Eric Hewit, owners, request a status review with primary façade designation, if applicable.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the residential structure be upgraded to contributing with the north façades (R1, R2, and R3) and the carport, excluding the non-descriptive building walls (R4 and R5) as primary, and that the northwest, south, and east property lines' retaining walls be designated as non-contributing, per Section 14-4.6(C) Designation of Significant, Contributing, or Non-contributing Status Within Historic Districts.

Member Biedscheid requested staff's feedback regarding the lower retaining walls that protect the yard, noting that they appear to be characteristic of the compound. Ms. McCulley responded that the walls in question are made of concrete masonry unit (CMU) blocks, while walls that are given status are typically stone.

Owner name inaudible, was sworn in. He expressed agreement with the staff recommendation.

Member Cherry noted that John Murphey's report recommending a non-contributing status was written in 2018, and structures built in 1973 are now eligible for status. He noted that there may have been a previous case in which CMU walls were designated as contributing. He recommended that façades R10, R11, and R12 be designated as primary rather than the carport.

Member Biedscheid noted that the carport is characteristic of its time period and suggested designating a portion of it as a primary façade.

Public Comment:

Ms. Beninato, previously sworn in, suggested via teleconference that the lower walls be designated as contributing and expressed agreement with Member Cherry regarding the primary façades.

Board Action:

Member Degnan moved in case 2026-011871-HDRB at 118 Camino Santiago to approve the request for façade designation as recommended by staff. The motion died for lack of a second.

Member Cherry moved in case 2026-011871-HDRB at 118 Camino Santiago to designate the structure as contributing, with the primary façades being R1, R2, R3, R10, R11, and R12, including the outer line of the carport, excluding R4 and R5, and including the north, northeast street-side yard walls. Member Biedscheid seconded. The motion passed with the Board voting unanimously (5-0).

- c. **2026-011831-HDRB, 1489 Upper Canyon Road, Downtown & Eastside Historic District, non-contributing.** Christopher Purvis, agent for Susan Jancar, owner, requests approval for new construction of a 1,640-square-foot structure to a height of 14 feet eight inches, where the maximum allowable height is 18 feet nine inches, and for a four-foot-seven-inch-tall by 20-foot-long metal vehicular gate. An exception is requested to Section 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Mr. Moquino presented the case and staff recommendation. Staff found that the exception criteria to Section 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards have not been met and recommended denial of the existing metal gate. Otherwise, staff recommended approval of the proposed 1,640-square-foot new construction to a height of 14 feet eight inches, as well as the other elements of the application that do not require an exception, as they comply with Sections 14-4.6(E) General Design Standards for All Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Member Cherry inquired whether the requested approval was for the gate only, or the gate and the wall. Mr. Moquino responded that it was for both.

Member Bienvenu inquired whether the residence was contributing or non-contributing. Mr. Moquino responded that it is non-contributing, and there is no record of it receiving a status. Member Bienvenu noted that it was built before 1944 and should receive a status. If the building is designated as contributing, it could affect the Board's decision regarding the wall, as it is attached to the garage.

Member Cherry inquired whether a status review was required prior to the approval of the freestanding structure and whether the Board could assign a status during the current meeting. Mr. Ruybalid responded that doing so would complicate matters, but the Board can deny a portion of the application until a status review occurs, after which the applicant can initiate a new case for the denied items. It would be simplest to postpone the case until a status review has occurred.

Chair Rios noted that the unattached building would not be affected by the status review, but the wall and gate would.

Member Bienvenu clarified that he does not believe a status review is required at this time and that he does not wish to inconvenience the applicant. The freestanding structure and gate can be addressed without a status review.

Member Degnan suggested that the case be postponed until a status review occurs.

Member Aguilar Medrano inquired regarding the calculated wall height for the street. Mr. Moquino responded that he is unsure, as the case was handled by Paul Duran, who is absent.

Member Biedscheid noted that all three matters could be decided without knowing the status of the structure.

Chair Rios suggested voting on the building and the gate and postponing the wall.

Mr. Moquino noted that the original administrative approval was for a coyote fence and a coyote gate, not for the existing wall and gate.

Christopher Purvis, the applicant, 518 Old Santa Fe Trail, was sworn in. Mr. Purvis comments are inaudible.

Chair Rios invited the applicant to speak regarding the unattached building. Mr. Purvis described the building and showed slides of the elevations. He noted that he had a gate option available as well.

Chair Rios inquired regarding the porch. Mr. Purvis responded that there are square posts supporting a beam, covered with stucco.

Member Bienvenu inquired whether the new building would be similar to the existing home. Mr. Purvis responded that it would be similar, but the windows would not be steel, and the corners would have a two-inch radius. It will be painted in a buckskin color, similar to the house.

Member Degnan inquired regarding the bullnose radius on the existing home. Mr. Purvis responded that he was unsure, but it is greater than that of the proposed building.

Public Comment:

Elizabeth West, Sena Street, Santa Fe, was sworn in. She noted that the new building design looks good and that the wall fits in with the surrounding area, but the gate is unfortunately attached to the wall.

Ms. Beninato, previously sworn in, suggested via teleconference that the home be given a status before any decision is taken and that the bullnose corners have a radius of at least three inches.

Mr. Ruybalid inquired whether staff would be able to issue a permit for the freestanding building if the gate decision was postponed. Ms. Moore responded that this is possible.

Member Bienvenu inquired regarding the usual bullnose radius for the district. Mr. Moquino responded that it is three inches.

Member Biedscheid noted that the staff report does not address the wall, and the information included was for a coyote fence. Mr. Moquino responded that permits had been issued for a vehicle gate with coyote posts, not for the existing wall.

Chair Rios acknowledged that the wall and gate were added by previous owners.

Member Aguilar Medrano inquired regarding the approved height for the coyote fence. Mr. Moquino responded that he is unsure but can research the matter.

Member Biedscheid noted that the notice does not mention the wall and inquired whether the Board should be discussing it. Mr. Purvis added that Mr. Duran had not informed him of any issues, and he only recently learned that there is an issue with the gate. The owner also had no previous knowledge of the issues but may be willing to ensure the wall is not touching the garage. Mr. Ruybalid responded that the wall would need to be noticed and included in an agenda.

Member Bienvenu suggested that, if the applicant wishes to keep a gate and a wall, a new design be submitted for Board approval. There may be a way to salvage the gate.

Chair Rios noted that the house should first be given a status, as the appropriate wall height will need to be determined.

Member Biedscheid inquired whether the applicant was willing to submit a separate gate application at a later date. Mr. Purvis responded that he was.

Board Action:

Member Bienvenu moved in case 2026-011831-HDRB at 1489 Upper Canyon Road to approve the application for construction of a new residence, on condition that the corners of the structure have a minimum radius of three inches. Member Biedscheid seconded. The motion passed (3-2) with members Bienvenu, Biedscheid and Cherry in favor of and members Aguilar Medrano and Degnan against.

Member Biedscheid moved in case 2026-011831-HDRB at 1489 Upper Canyon Road to postpone the portion of the application related to the gate and to request that the applicant return with an alternate gate design, as well as a wall proposal. Member Degnan seconded. The motion passed (5-0).

Upon the applicant's request, the Board clarified that the proposal can be heard at the March 24, 2026, meeting.

- d. **2026-011903-HDRB, 911 Roybal Street, Westside-Guadalupe Historic District.** JayJay Shapiro, Agent, for Claudia Quan, owner, proposes to construct a 2,102-square-foot mixed-use structure, to a height of 24 feet, where the maximum allowable height is 14 feet one inch. An exception is requested to Section 14-5.2(D) to exceed the allowable height.

Ms. Romero presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application does comply with Sections 14-5.2(D) General Design Standards for all Historic Districts and 14-5.2(I) Westside-Guadalupe Historic District Design Standards. Staff found that the exception criteria have been met and recommended approval of the height of 24 feet, where the maximum allowable height is 14 feet one inch. An exception is requested to Section 14-5.2(D) to exceed the allowable height. Otherwise, staff recommended approval of the other elements of the application, as they comply with Sections 14-5.2(D) General Design Standards for All Historic Districts, and 14-5.2(I) Westside-Guadalupe Historic District Design Standards.

Chair Rios inquired whether there are other two-story structures in the area, and, if so, their heights. Ms. Romero responded that there are, and she is unsure of their heights. She showed images of nearby two-story properties provided by the applicant.

Member Cherry inquired how the acceptable height for the lot was calculated. Ms. Romero noted that the maximum height calculation is included in the packet, but it may not have included taller buildings approved with an exception.

Claudia Quan, the owner, 655 West San Francisco Street; Adalucia Quan, 655 West San Francisco Street; and JayJay Shapiro, the applicant, were sworn in. Mr. Shapiro stated that the original concept has not changed. The ground floor is proposed to be Dr. Claudia

Quan's dental practice, and the upper floor will be a living space, where Ms. Adalucia Quan can live and care for Dr. Quan's children while she is working.

Member Aguilar Medrano suggested that the two leftmost windows on the south elevation and the two windows on the right on the west elevation be aligned.

Member Bienvenu expressed opposition to the project, noting that it is large for the streetscape, and the height to go from an allowable height of 14 feet to 24 feet doubling the height of what is allowed. That the design is quasi-contemporary, specific standards must be met in a historic district, and the exception criteria have not been met. A previous request was approved against staff's recommendation that the exception have not been met.

Chair Rios inquired regarding the interior ceiling heights. Mr. Shapiro responded that the bottom floor has a ceiling height of nine feet, and the second floor has a ceiling height of eight or nine feet, with a relief on all elevations. A wall of approximately 10 feet separates the building from the residential area.

Member Biedscheid noted that she was on the Board when the project was previously approved, and that the Board concluded that this portion of the historic district is part of a commercial corridor. Per the Board's suggestion, the applicant rotated the building to improve the view from the streetscape.

Member Cherry noted that the lot was zoned C-4, which allows a height of 24 feet, and inquired whether the historic district crosses St. Francis Drive. Mr. Moquino responded that the district extends across St. Francis Drive to the west by one structure.

Ms. Quan, the owner's mother, stated that she and her husband had given the land to their daughter nine years earlier, and that it was Dr. Quan's dream to build her dental practice there. There are few dentists in the area. The project, including the second floor, was previously approved. She noted that the lot has been vacant for nine years, and her family wished to build an attractive building on it, which will be well maintained and not abandoned at night. She noted that some nearby buildings appear to be at least 24 feet high.

Public Comment:

Alicia Searle, 111 South St. Francis Drive, Santa Fe, was sworn in. She identified herself as the immediate neighbor to the north of the subject property and noted that her house was small, and the proposed 24-foot building would end up being her wall.

Ms. West, previously sworn in, noted both appreciation for the proposed use and a need to protect residential areas.

Eric Ytuarte, 2081 Calle Contenido, Santa Fe, was sworn in. He identified himself as the individual who installed the site poles and noted that the home directly east of the property is two stories. The proposed building will be 12 feet from the wall separating it from 111 South St. Francis Drive rather than right up against it, and the wall is already taller than Ms. Searle's home. He noted that the adjacent two-story building is perhaps one foot shorter than the proposed building, but the structure on Ambrosia Street is taller. The apartment complex is approximately the same height. Approximately 95% of the buildings on St. Francis Drive are commercial rather than residential. The applicant has already made concessions to appease the Board, and the project is within the C-4 zoning requirements.

Ms. Beninato, previously sworn in, noted via teleconference that, while the project is in a C-4 zoning district, it still has a historic district overlay and that the approved two-story buildings have partial second stories.

Jordan Young, 652 Galisteo Street, was sworn in. Speaking via teleconference, she noted that the application process is confusing, in that applications are re-reviewed by the Board after a staff review has already occurred, rendering the staff review apparently pointless. She expressed approval of the project, noting that it is a good example of a small business owned by a longstanding family that can contribute to the neighborhood in a commercial-facing district. She noted that the Board still lacks an architect.

Board Action:

Member Biedscheid moved in case 2026-011903-HDRB at 911 Roybal Street to approve the application as submitted, noting that the exception criteria have been met, as documented in the staff report, and that the design was previously approved by the Board, that the site is part of a historic district that is dominated by a commercial transition corridor along St. Francis Drive, and that the mixed use is in keeping with the current streetscape. The motion died for lack of a second.

Member Bienvenu moved in case 2026-011903-HDRB at 911 Roybal Street to deny the project on the basis that the exception criteria for the additional height have not been satisfied, specifically that the height as proposed would damage the character of the district, which is historical and residential, and is not necessary in order to prevent a hardship to the applicant or injury to the public welfare that could be addressed by other means, does not contribute to the heterogenous character, and is not due to special circumstances particular to the land. Member Degnan seconded. The motion passed (3-2) with Chair Rios, members Bienvenu and Degnan in favor of and members Biedscheid and Cherry against.

Member Aguilar Medrano abstained, and Chair Rios cast the tie-breaking vote. Chair Rios suggested that the applicant reapply with a design for a lower building.

- e. **2026-011770-HDRB, 302 Camino Cerrito, Downtown & Eastside Historic District, non-contributing.** Efrain Cuna, agent for Dennis Karbach and Robert Brown, owners, proposes to construct a 286-square-foot freestanding carport to a height of 10 feet, where the maximum allowable is 14 feet.

Ms. McCulley presented the case and staff recommendation, noting that the case fell under the old code. Staff recommended approval of the proposed project and found that the application complies with Sections 14-5.2(D) General Design Standards for All Historic Districts and 14-5.2(E) Downtown and Eastside Design Standards.

Efrain Cuna, the applicant, 4618 Inspiration Drive, Albuquerque, was sworn in. He noted that there is an existing carport, and the new owner would like additional shade for his vehicle.

Chair Rios requested confirmation that the carport was located to the rear of the property. Mr. Cuna responded that it was.

Public Comment:

There was no public comment.

Board Action:

Member Aguilar Medrano moved in case 2026-011770-HDRB at 302 Camino Cerrito to approve the application as consistent with staff's recommendation. Member Cherry seconded. The motion passed with the Board voting unanimously (5-0).

- f. **2026-011825-HDRB, 619 West Alameda Street, Westside-Guadalupe Historic District, contributing.** Dura Build Construction, agent for Max Scott, owner, proposes to install a bond beam, repair historic windows, and re-roof the existing residence and construct a 1,786-square-foot freestanding residence to a height of 20 feet three inches, where the maximum allowable is 14 feet 10 inches, and construct three-foot-four-inch and six-foot-high yard walls. An exception is requested to Section 14-4.6(F)(2) for exceeding the maximum allowable height of the residence.

This case was postponed.

- g. **2026-011886-HDRB, 521 Calle Corvo. Downtown & Eastside Historic District, contributing.** Rajah Bose, agent for Louis Pepper and Ruth Williamson, owners, requests approval for a 675-square-foot addition to a height of 15 feet three inches, where the maximum allowable height is 16 feet four inches, and for window, door, and portal replacements. Exceptions are requested to Sections 14-4.6(G)(4)(I)(a) historic windows shall be repaired or restored wherever possible, 14-4.6(G)(4)(I)(c) no new opening

shall be made where one presently does not exist unless historic documentation supports its prior existence, and 14-4.6(G)(4)(II)(a) architectural features, finishes, and details other than doors and windows shall be repaired rather than replaced.

This case was postponed.

- h. **2026-011972-HDRB, 669 Garcia Street, Downtown & Eastside Historic District, non-contributing.** Jeffrey Seres, agent for Christine TenEyck and Gary Deaver Owners, LLC, proposes to construct a five-foot yard wall and pedestrian and vehicular gates, and to demolish a portion of a stone retaining wall. An exception is requested to Section 14-4.6 (F)(2)(II)(c) for a five-foot yard wall, where four feet two inches is permitted.

Ms. Romero presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application does comply with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Jeffrey Seres, the applicant, 122 Lorenzo Road, Santa Fe, was sworn in. He expressed agreement with the staff recommendation and noted that the proposed wall is five feet, the gate is six feet, and the pilasters are six feet nine inches.

Chair Rios inquired regarding the length of the wall and whether it would sit 15 feet back from the street. Mr. Seres responded that it extends from property line to property line on the north and south sides but curves to avoid existing trees, and it would sit 15 feet back from the street.

Christine TenEyck, owner, 2506 Bridle Path, Austin, Texas, was sworn in. She noted that she and her husband would like to build a wall because the neighborhood is busy and there is a loading area across from their driveway that is frequented by trucks.

Public Comment:

Ms. Beninato, previously sworn in, suggested via teleconference that the Board require the wall to be lower.

Member Aguilar Medrano noted that the exception criteria have not been met. While staff noted that the existing vegetation would remain in place, this relates to the setback rather than the height. Hardship to the applicant was not proven, as the conditions of the neighborhood are not new.

Board Action:

Member Aguilar Medrano moved in case 2026-011972-HDRB at 669 Garcia Street to deny the application, finding that the exception criteria have not been met and that the

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permitted height of four feet two inches should be maintained. Member Degnan seconded. The motion passed (3-2) with members Aguilar Medrano, Cherry and Degnan in favor and members Bienvenu and Biedscheid against..

9. Discussion Items

There were no discussion items.

10. Matters from the Board

Member Biedscheid requested an update regarding the appointment of an architect to the Board, noting that an architect's opinion would have been helpful regarding two-story buildings and that the current Board is imbalanced. Ms. McCulley responded that Ms. Lamboy has been working on the issue but is away for the week.

Member Cherry noted that in case 2026-011886-HDRB at 521 Calle Corvo, which was postponed, the application requested approval for the replacement of all windows, but no window assessment was provided. He suggested that the applicant provide one, as it will likely be required for the case. He noted inconsistencies in the staff report for case 2026-011831-HDRB at 1489 Upper Canyon Road and suggested that including a modern HCPI would help the Board while relieving the pressure on staff.

11. Next Meeting

The next meeting date is March 24, 2026.

12. Adjournment

Member Aguilar Medrano moved to adjourn. Member Degnan seconded. The vote passed unanimously, and the meeting was adjourned at 8:37 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

Cecilia Rios, Historic District Review Board Chair

Date