



Agenda

**Amended Agenda, Joint
Meeting of the
Archaeological Review
Committee and of the Historic
Districts Review Board
October 14, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Procedures for Historic Districts Review Board Meeting

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at www.youtube.com/@cityofsantafe. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Join on Zoom: <https://santafenm-gov.zoom.us/j/81546824466>

By Phone: 301 715 8592

Webinar ID: 815 4682 4466

The agenda and packet for the meeting will be posted at <https://santafenm.portal.civicclerk.com/>

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
5. Approval of Findings/Conclusions
 - a. 2024-008628-HDRB, 216 Old Santa Fe Trail (February 25, 2025)
 - b. 2025-009941-HDRB, 416 Sosaya Ln., (March 25, 2025)
 - c. 2025-009947-HDRB, 214 Old Santa Fe Trail (March 25, 2025)
 - d. 2025-009916-HDRB, 1010 Camino San Acacio (April 8, 2025)
 - e. 2025-009943-HDRB, 925 Acequia Madre (April 8, 2025)
 - f. 2025-010124-HDRB, 248 Rodriguez St. (April 8, 2025)
 - g. 2025-010291-HDRB, 815 Dunlap St. (May 13, 2025)
 - h. 2025-010339-HDRB, 629 Camino Del Monte Sol (May 13, 2025)

- i. 2025-010351-HDRB, 629 Camino Del Monte Sol (May 13, 2025)
 - j. 2025-010292-HDRB, 345 Garcia St. (May 13, 2025)
6. Matters from the Public
7. Discussion and Action to Make Recommendation On Legislation
- a. CONSIDERATION OF BILL NO. 2024-17. ADOPTION OF ORDINANCE NO. 2025-____. (Mayor Alan Webber and Councilor Jamie Cassutt)
A Bill Repealing and Replacing SFCC 1987 Chapter 14 (“Land Development Code”); Clarifying and Consolidating Various References to Code Violations Into One Violations Section; Specifying that the Applicant or the Property Owner Have the Burden of Proof for Establishing Legal Non-Conformities; Reducing the Early Neighborhood Notification Requirement for City Capital Improvement Projects to those Exceeding Two Hundred and Fifty Thousand Dollars; Renaming “Special Use Permit” to “Conditional Use Permit”; Removing Historic District Review Board’s (“HDRB”) Authority to Recommend Personal Property Acquisitions; Requiring Archaeologists to Hold a New Mexico State Burial Excavation Permit for Certain Work; Removing Waivers of Qualifications for Archaeologists by Archaeological Review Committee; Increasing Permitted Building Heights for Residential Districts and Non-Residential Development; Establishing Densities and Height By Right for Certain Residential Zones Exceeding Ten Units Per Acre; Creating a Parks and Open Space Zoning District; Permitting Additional Flexibility for Certain Structures and Situations Regarding Setbacks; Eliminating Residential Suite Hotel/Motel and Ecological Resource Protection Overlay Zoning Districts; Reducing the Length at Which an Archaeological Clearance Permit is Required for Sewer and Utility Main Construction; Removing Alcohol Sale Regulations in the Airport Road Overlay; Identifying a Strategy to Review and Approve Land Uses Not Specifically Listed in the “Summary Table of Allowed Uses”; Clarifying that Duplexes, Triplexes, Townhomes, and Residential Complexes are Permitted Uses; Creating Use Categories and Subcategories and Reorganizing Some Existing Uses Into New Categories within the Table of Allowed Uses; Requiring Trees to be Integrated Into Stormwater Infrastructure in the Airport Road Overlay District; Removing Certain Prohibitions for Vehicle Parking at Residences; Allowing Accessory Dwelling Units to be the Maximum Allowable Height of the Zoning District; Establishing Design and Dimensional Standards for Residential Compound Development; Regulating In-Ground and Above-Ground Pools; Regulating Agricultural Home Occupations; Reassigning the Use, “Laboratory, Research, or Testing” From Industrial to Commercial; Regulating Outdoor Dining; Updating Telecommunication Facilities Code to be Consistent with Federal Standards; Establishing New Subdistrict Regulations in the Historic District Overlays; Specifying Primary Facades for Significant Structures and the Strategy for Identifying Primary Facades On Contributing Structures; Updating Definitions For Façade and Elevation; Prohibiting

Enclosure Of Existing Porches and Portals on Primary Facades of Contributing Structures; Requiring Window Depth and Other Characteristics of Windows and Doors be Preserved in Historic Districts; Increasing Affordability Incentives, Including Administrative Review and Density Bonuses; Specifying that Open Space Requirements in the C-2 District are Per Dwelling Unit; Expanding Options to Reduce On-Site Parking and Exempting the Business Capital District from Parking Requirements in Table 7-4; Reducing Required Off-Street Parking Spaces; Requiring Electric Vehicle Charging Stations for All New Developments; Distinguishing Parking Regulations Applicable to Bicycles from those Applicable to Vehicles, and Requiring Long-Term Bicycle Storage and Parking; Eliminating Content-Based Sign Restrictions; Imposing a Variety of New Regulations Protecting the City's Terrain and Stormwater Management; Imposing New Landscaping Standards for Plants and Trees; Eliminating Allowance for High- and Low-Pressure Sodium Lamps and Mercury Vapor, Adding Led as the Permitted Lamp Type, and Decreasing the Permitted Incandescent Watts from 160 to 150; Sunsetting the Business Capitol District Design Review Committee and Long Range Planning Subcommittee; Defining Numerous Terms; Imbedding Graphical Depictions of Processes; and Making Non-Substantive Chapter Organizational Changes. (Maggie Moore, Assistant Land Use Director; mrmoores@santafenm.gov)

Committee Review:

Governing Body (Introduction): 10/08/2025

Special Governing Body (Public Comment): 10/09/2025

Historic Districts Review Board and Archaeological Review Committee Joint Meeting: 10/14/2025

Planning Commission: 10/16/2025

Public Works and Utilities Committee: 10/20/2025

Quality of Life Committee: 10/22/2025

Finance Committee: 10/27/2025

Governing Body Special Meeting (Public Hearing): 11/19/2025

8. Staff Communications

- a. 715 Camino Lejo, Historic Review Historic District, Not Surveyed, Philip Weddle, agent for George Goldstein, Museum of New Mexico Board of Regents, owner, requests design review for the proposed construction of a new restroom building and small gateway structure in conjunction with the planned Children's Discovery Garden at the Santa Fe Botanical Garden. This information item will begin the collaboration procedures set forth in 14-5.2(M)(2)(a) collaboration between the state and the Historic Districts Review Board. (Paul Duran, paduran@santafenm.gov) (Postponed to October 28, 2025)

9. Old Business

- a. 2025-010495-HDRB, 439 Camino del Monte Sol Lot 1-A, Downtown & Eastside Historic District, Significant, Hoopes Architects, agent for Chris Greulich and Mathew Boland, owners, request approval to construct a 504 sq. ft. detached garage to a height of 10'-3" where the max allowable is 14'-0". (Paul Duran) (Postponed to October 28, 2025)

10. New Business

- a. 2025-011226-HDRB, 1323 Paseo De Peralta, Don Gaspar Area Historic District, Contributing, Santa Fe Permits, agent for Capitol Counsel and Consulting, LLC, owner, requests primary façade designation. (Lani McCulley, LJMcCulley@santafenm.gov)
- b. 2025-011227-HDRB, 925 Canyon Rd., Downtown & Eastside Historic District, non-contributing, Trey Jordon, agent for John and Mary Ann Vigil and Concepcion Lujan, owners, requests a status review with primary façade designation, if applicable. (Lani McCulley)
- c. 2025-011248-HDRB, 1020 Camino San Acacio, Downtown & Eastside Historic District, Contributing, Henry Avila, agent for Zelma Long and Philip Freese, owners, requests status review with primary façade(s) designation if applicable. (Paul Duran) (Postponed to October 28, 2025)
- d. 2025-011245-HDRB, 456 Camino Don Miguel, Downtown & Eastside Historic District, Non-contributing, Henry Avila, agent for William J. and Celeste K. Hughes, owners, requests approval of a new 529 sq. ft. detached garage structure in the Recent Santa Fe design style to a height of 11'-7" where the maximum allowable height is 15'-8" and new vehicular gate. (Paul Duran) (Postponed to October 28, 2025)
- e. 2025-011228-HDRB, 927 Canyon Rd., Downtown & Eastside Historic District, non-contributing, Innovative Design Construction, agent for Joseph Gonzalez, owner, proposes to construct a 576 sq. ft. carport addition to a height of 10'-0" where the maximum allowable is 18'-1". (Lani McCulley) (Postponed to October 28, 2025)
- f. 2025-011229-HDRB, 815 Dunlap St., Westside-Guadalupe Historic District, contributing, Christopher Purvis, agent for Michael Zimmer, owner, proposes to replace and repair windows, remove the greenhouse, and stucco. An exception is requested to 14-5.2(D)(5)(a) for replacing historic windows. (Lani McCulley)
- g. 2025-011244-HDRB, 412 Camino Cabra, Downtown & Eastside Historic District, Contributing, Ju Tan, agent for Heather Lundine and Tom Wilmoth, owners, requests approval for window replacements, construct a coyote fence to a height of 4'-6", and yard wall to a height of 3'-9" where the maximum allowable is 5'-1". Two exceptions are requested to 14-5.2(D)(1)(a) removal of historic material and 14-5.2(D)(5)(a)(i) historic windows shall be repaired or restored wherever possible. (Paul Duran) (Postponed)
- h. 2025-011246-HDRB, 532 Calle Corvo, Downtown & Eastside Historic District, Contributing, John Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 624 sq. ft. addition to the main house and 442 sq. ft. addition to the garage. An exception is requested to 14-5.2(D)(2)(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint and shall not exceed fifty percent of the existing dimension of the primary facade. (Paul Duran) (Postponed)
- i. 2025-011230-HDRB, 527 Agua Fria St. units 1, 2, & 3, Westside-Guadalupe Historic

District, Significant, Osage Design Studio, agent for Neirika, LLC, owner, proposes to construct a 36 sq. ft. addition, replace windows and doors, raise two sections of roofing, re-roof, stucco, and other repairs. Exceptions are requested to 14-5-2(D)(5)(a)(i)(ii)(iii) for replacement of windows on primary facades, 14-5-2(D)(3)(a) for raising the roof of a significant structure, 14-5-2(D)(2)(c) placing an addition on a primary façade, 14-5-2(D)(5)(b) replacing a chimney on a significant structure. (Lani McCulley)

- j. 2025-011231-HDRB, 330 Gormley Ln., Downtown & Eastside Historic District, non-contributing, Armando Gonzalez, agent for Elizabeth Geier, owner, requests approval for a 144 sq. ft. pergola to a height of 9'-0" and a 298 sq. ft. portal to a height of 15'-4" where the maximum allowable height is 17'-5", and three pedestrian gates ranging from 5'-10" to 6'-0" where the maximum allowable height is 6'-0" that were constructed without a permit. (Lani McCulley) (Postponed)

11. Matters from the Board

12. Next Meeting:

- a. October 28, 2025

13. Adjourn

Persons with disabilities in need of accommodations, contact the City Clerk's office at 955-6521, five (5) working days prior to meeting date.