



## Agenda

**Regular Meeting of the Historic  
Districts Review Board  
December 9, 2025 at 5:30 PM  
Council Chambers, City Hall  
200 Lincoln Avenue**

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### 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](http://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
  - a. September 23, 2025
5. Approval of Findings/Conclusions
  - a. 2025-10494-HDRB. 206 Mckenzie St. (July 22, 2025)
6. Matters from the Public
7. Staff Communications
  - a. 2026 Historic Districts Review Board Hearing Calendar (Internal)
  - b. 2026 Historic Districts Review Board Hearing Calendar (External)
8. Old Business
  - a. 2025-011122-HDRB, 121 E. Santa Fe Ave., Don Gaspar Area Historic District, significant, Brett Trusko, agent for the Trusko Living Trust, owner, requests approval for a 40 sq. ft.

addition to a primary façade to a height of 13'-0" where the maximum allowable is 18'-3" and other minor alterations. 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. (Heather Lamboy, hllamboy@santafenm.gov)

- b. 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, paduran@santafenm.gov)
- c. 2025-010873-HDRB, 219 and 219 A Washington Ave, Downtown and Eastside Historic District, Contributing, Robert Evans, agent for Dennis Price, owner, requests approval for a 1,357 sq. ft. addition including a two-story structure to a height of 22'-0" at 219 Washington Ave and construct a new 1,661 sq. ft. two-story structure at 219 A Washington Ave to a height of 24'-6" where the max allowable is 20'-1". Exceptions are requested to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height. (Paul Duran)
- d. 2025-011353-HDRB, 401 E. Palace Ave., Downtown & Eastside Historic District, contributing, Andrew Lyons agent for George Abrams, LLC, owner, proposes to remodel exterior of residence and garage. Exceptions are requested to 14-5.2 (D)(5)(b) for removing historic material, replacing brick coping in kind, stucco color and window trim. 14-5.2(D)(5)(a) removal of historic door on a primary façade. (Amanda Romero, alromero@santafenm.gov)

## 9. New Business

- a. 2025-011586-HDRB. 130 S. Capitol St. Downtown and Eastside Historic District., JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request new construction of a 163,230 sq. ft. office building to a maximum height of 78' -7 ¾" (at tower) and 50'-8" (at parapet). Maximum allowable height is 57'-6" (Amanda Romero)
- b. 2025-011587-HDRB. 402 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a duplex) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Amanda Romero)
- c. 2025-011588-HDRB. 406 Don Gaspar Ave. Downtown & Eastside Historic District. Contributing (office and garage buildings). JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Amanda Romero)
- d. 2025-011589-HDRB. 410 Don Gaspar Ave. Downtown & Eastside Historic District. Contributing (office and garage buildings). JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Amanda Romero)

- e. 2025-11590-HDRB. 414 Don Gaspar Ave. Downtown & Eastside Historic District, Contributing, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence). Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Amanda Romero)
- f. 2025-011459-HDRB, 912 Don Gaspar Ave, Don Gaspar Area Historic District, significant, Positive Energy Solar, agent for Moe Zamora, owner, proposes to install publicly visible solar. Exceptions are requested to section 14-5.2(D)(3)(b) for publicly visible rooftop appurtenances and 14-5.2(D)(5)(b) for placing features on a primary facade. (Lani McCulley, LJMcCulley@santafenm.gov)
- g. 2025-011418-HDRB, 320 Paseo de Peralta, Downtown & Eastside Historic District, Noncontributing, Charlotte Fox, owner, requests approval for a mural. Four exceptions are requested to 14-5.2(10) signs & murals, 14-5.2(E)(1)(b) exterior walls, 14-5.2(E)(2)(e) publicly visible facades, and 14-8.10(H) special sign regulations in the H Districts (Paul Duran) **POSTPONED**
- h. 2025-011328-HDRB, 433 Calle La Paz, Downtown & Eastside Historic District, contributing, Martinez Architecture Studio PC, agent for The John C. Gregory Revocable Trust and the Pamela S Austin Revocable Trust, owners, proposes to replace windows and doors, vigas, install wood railings, exterior stairs with hand rails, and construct a 210sq. ft. portal to a height of 10'-6" on the main residence, install 5'-0" high fencing, and construct at 148 sq. ft. portal to a height of 11'-5", replace windows and doors, and install an overhang on the casita, and refinish the garage door. An exception is requested to 14-5.2(D)(5)(a)(i) for replacing historic windows. (Lani McCulley)
- i. 2025-011419-HDRB, 1020 Camino San Acacio, Downtown & Eastside Historic District, Non-contributing, Henry Avila, agent for Phillip Freese, owner, requests approval for new construction of a 740 sq. ft. detached garage to a height of 14'-6" where the maximum allowable is 15'-10. (Paul Duran)
- j. 2025-011325-HDRB, 119 Camino Santiago, Downtown & Eastside Historic District, Contributing, John Padilla, agent for Dominic Serna, owner, proposes to replace windows and doors, construct a 5'-0" yard wall with gate and a 6'-0" coyote fence, infill two doors, construct an enclosure, reconstruct the portal, roof, & stucco, Exceptions are requested to 14-5.2(D)(5)(a)(i) for replacing historic windows and doors, 14-5.2(D)(5)(b) for altering the portal of a primary facade, installing a fence and gate on a primary facade, & 14-5.2(D)(2)(d) for the enclosure under the portal. (Lani McCulley)
- k. 2025-011549-HDRB, 527 Agua Fria St. units 1, 2, & 3, Westside-Guadalupe Historic District, Significant, Osage Design Studio, agent for Neirika, LLC, owner, requests a status review with primary façade designation, if applicable. (Lani McCulley)
- l. 2025-011550-HDRB, 539 Garcia St., Downtown & Eastside Historic District, contributing, Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes to construct a 33 sq. ft. addition to a height of 10'-6" where the maximum allowable is 10'-10", a 309 sq. ft. portal to a height of 10'-3", and replace windows and doors on the residence, convert the garage to a casita by altering the garage door to a window, and installing a new window, and reroof, stucco, and paint both buildings. Exceptions are requested to section 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, and 14-

5.2(E)(2)(b) for a window opening at less than 3' from the corner of a façade. (Lani McCulley) **POSTPONED**

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

a. January 13, 2026

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.