



**Regular Meeting of the Historic
Districts Review Board
November 26, 2024, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

<https://www.youtube.com/watch?v=-SmXLcucwIk>

Call to Order

Acting Chair Guida 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

Mr. Anthony Guida, Acting Chair
Mr. John Bienvenu
Ms. Jennifer Biedscheid
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather
Ms. Mary Ellen Degnan

Members Absent

Ms. Cecilia Rios (excused)

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 the Historic Preservation Division.

2. Approval of Agenda

Historic Districts Review Board
November 26, 2024
Page 1 of 11

Mr. Moquino stated that under new business item j. 2024-009377-HDRB, 449 Camino Monte Vista, item l. 2024-009398-HDRB, 346 Hillside Ave, item m. 2024-009399-HDRB, 465 Camino Manzano and item n. 2024-009323-HDRB, 312 Pino Rd are all postponed to a date certain of December 10, 2024.

Board Action:

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

3. Approval of Minutes

No minutes were presented with this agenda

4. Approval of Findings of Fact and Conclusions of Law

- a. 2024-008621-HDRB. 821 Dunlap St. Unit D (July 23, 2024)
- b. 2024-008322-HDRB. 5 Cerro Gordo Rd. (July 23, 2024)
- c. 2024-008623-HDRB. 918 Acequia Madre Unit H (July 23, 2024)
- d. 2024-008626-HDRB. 301 Hillside Ave. (July 23, 2024)

Board Action:

Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law for July 23, 2024, items a-d. Member Degnan seconded. The motion passed unanimously by voice vote (5-0).

5. Matters from the Public

Richard Martinez spoke regarding the postponement of his cases from this agenda and concerns about the process for the city to place items on the agenda and avoid postponement and past fee issues all of which are causing issues for homeowners and applicants.

Stefanie Beninato spoke regarding the link and meeting identification are having issues so there may be others trying to get in that are not able to. She was concerned about a residence previously approved for demolition and that allowing demolition for properties that need new plumbing, or foundation is not a precedence that should be set. She feels the application should have required a structural engineering report for the property.

Caroline Kenny, applicant for Camino Manzano, had issues with the city getting their project on an agenda and voiced her concerns about the costs associated with the additional delay caused by this postponement.

6. Staff Communications

No staff communications were offered.

7. Old Business

No items were listed under Old Business.

8. New Business

a. 2025 Historic District Review Calendar

Amanda Romero presented the 2025 Historic Districts Review Calendar and requested approval of the calendar.

Board Action:

Member Degnan moved to approve the calendar as submitted. Member Mather seconded. The motion passed with the Board voting unanimously (5-0).

- b. **2024-009321-HDRB, 1 Plaza Fatima**, Downtown & Eastside Historic District, Contributing, Mark Lopez, agent for Mark Kreloff, owner, requests primary facade(s) designation for a residential structure. (Lani McCulley, ljmcculley@santafenm.gov)

The applicant was not present at this time. The case was moved to the end of tonight's agenda to give the applicant time to arrive.

- c. **2024-009370-HDRB, 1030 ½ W. Houghton St.**, Don Gaspar Area Historic District, non-contributing and no- historic status (accessory buildings), Seres Architect LLC, agent for Francesca Banci, owner, requests a historic status review with primary facade(s) designation, if applicable, for a residential and accessory. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the residence structure be maintained as non-contributing and the status of the accessory structure be designated as non-contributing to the Don Gaspar Area Historic District, per 14-5.2(C) Designation of Significant and Contributing Structures.

Jeffrey Seres, agent, (address inaudible), was sworn in. Mr. Seres agreed with the staff's assessment that both buildings should be non-contributing. Mr. Seres shared an assessment from City Inspector, Bobby Padilla stating that the building has severe rot and deterioration and that the overall condition of the structure is poor. He pointed out that the east elevation of the building is located in the setback, so it cannot be altered.

Francesca Banci, homeowner, 1030 and 1030 1/5 West Houghton Street, Santa Fe, was sworn in. Ms. Banci presented the historic value of Willie Romero's house and its' upkeep. She also discussed the visibility of the facades and that the portal is not original. She also discussed how the family is no longer present in the neighborhood, nor do they have concerns about caring for the home.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico was sworn in. She expressed her concern regarding that this should be a contributing building as it maintains a pattern of one building behind the other in proximity and the footprint is original as are most of the features. The stonework on the shed was installed by Emilio and Senada Romero who had similar stonework on their residence, and that this is a common element of the streetscape.

Board Action:

Member Bienvenu moved that in case number 2024-009370-HDRB at 1030 ½ W. Houghton St. that with respect to the residential structure that the status be contributing with the primary façade as the east façade and in addition that the accessory structure that remains following the demolition be designated as contributing with the south façade as primary. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

- d. **2024-009376-HDRB, 907 Don Miguel Pl.** Downtown and Eastside Historic District, Jeffrey Seres, agent for Steve Bardwell and Sarah Kennington, property owners, request a status review with primary façade designation(s) if applicable on a contributing structure. (Paul Duran, paduran@santafenm.gov)

Paul Duran presented the case and staff recommendation. Staff recommends the historic status of the main residential structure be maintained as contributing and the wooden shed as non-contributing and designate the west façade on the main structure as primary identified as number four in the façade diagram excluding the portal or any non-historic materials, per 14-5.2(C) Designation of Significant and Contributing Structures.

Jeffrey Seres, agent, previously sworn in, presented his concern that the recommendation on the staff report indicated only west façade as recommended as primary, whereas the presentation has added the south and that the applicant was not informed of the change. Mr. Seres would like only the west to be designated the primary.

Steve Bardwell, P.O. Box 644, Pioneer Town, California, was sworn in. Mr. Bardwell presented a summary of the building's current condition and their hope of renovation to make it livable. He was concerned to find that the map was eighteen years out of date since that was when the house was designated contributing, and the map still shows non-contributing. He confirmed that he felt the west façade has the character defining features of the structure.

Sarah Kennington, P.O. Box 644, Pioneer Town, California, was sworn in. Ms. Kennington discussed the style of the residence and the uniqueness of the residence and their appreciation for the home.

Public Comment:

Ms. Stefanie Beninato, previously sworn in. Ms. Beninato expressed her concern that the south façade was character a defining façade, an addition on this façade would distract from the appreciation of the original structure.

Board Action:

Member Biedscheid moved that in case number 2024-009376-HDRB at 907 Don Miguel Place to retain the contributing status of the main house with the west façade designated as primary and to designate the shed as non-contributing and on the main house exclude the portal and the non-historic material. Member Mather seconded. The motion passed with the Board voting unanimously (5-0).

- e. **2024-009378-HDRB, 835 E. Alameda St.,** Downtown & Eastside Historic District, non-contributing, John Padilla, agent for Carole Peet, owner, proposes to construct a 284 sq. ft. addition to a height of 13'-3" where the maximum allowable is 13'-3", relocate HVAC. (Gary Moquino, GSMoquino@santafenm.gov)

Gary Moquino presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with 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 clarification about item number three in the staff report is not part of the application as there is no second floor on the residence.

Public Comment:

There was no public comment.

Board Action:

Member Aguilar Medrano moved in case number 2024-009378-HDRB at 835 E. Alameda Street to approve the application as submitted noting that it is a one floor structure, and that item number three has been struck. Member Mather seconded. The motion passed with the Board voting unanimously (5-0).

- f. **2024-009369-HDRB, 345 Garcia St.,** Downtown & Eastside Historic District, Contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, requests downgrade of historic status from Contributing to Non-Contributing for a residential structure and an accessory structure and a status review for a street frontage yard wall. (Lani McCulley)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the main residential structure be downgraded to non-contributing due to the number of alterations and additions to the original structure including all fenestrations, and the status of the accessory structure be downgraded to non-contributing while the front wall be designated as contributing due to it helping define the character of the streetscape, per 14-5.2(C) Designation of Significant and Contributing Structures.

Gayla Bechtol, (inaudible), was sworn in. Ms. Bechtol presented a summary of the proposal and stated that due to the changes of this structure it should be downgraded to non-contributing.

Public Comment:

Ms. Stefanie Beninato previously sworn in, expressed her concern regarding the designation of the wall as contributing, her mixed feelings of the residence and that the approvals from 1987 should not change its' status.

Board Action:

Member Bienvenu moved that in case number 2024-009369-HDRB at 345 Garcia Street for the reasons stated on the record earlier I move that the historic status of the main residential structure be maintained as contributing with the west elevation and northwest corner, the area around the chimney as the primary facades as recommended in the HCPI, that the status of the accessory structure be downgraded to non-contributing and that the front wall be designated as contributing. Member Biedscheid seconded. The motion passed with the Board voting unanimously (5-0).

- g. **2024-009372-HDRB, 1182 Cerro Gordo Rd., Downtown & Eastside Historic District, Contributing and no-historic status, High Desert Contractors LLC, agent for Lanalee Lewis Rev. Trust, owner, requests a status review with primary façade designation, if applicable, for an accessory structure. (Lani McCulley)**

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the accessory structure be designated as significant, the upper retaining walls be designated as contributing, and the lower retaining wall at the acequia be designated as contributing per 14-5.2(C) Designation of Significant and Contributing Structures.

Christopher Hill, 74 Happy (address inaudible), was sworn in. Mr. Hill presented a summary of the proposal and his actions for the remodel of the property, the building of the retaining wall from the previous owner, and the accuracy of the acequia location.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, agreed with staff that the shed structure should be significant and that the acequia be preserved as well.

Board Action:

Member Biedscheid moved that in case number 2024-009372-HDRB at 1182 Cerro Gordo Road to designate the shed and the upper retaining walls as contributing and leaving the acequia remnant as unstatused for now and that the shed's three exposed walls, west, south, and east as primary. Member Mather seconded. Bienvenu suggested a friendly amendment that no alterations to the acequia unless the staff approves (inaudible). Member Biedscheid amended the motion to include a condition that alteration to the acequia remnant must be reviewed by the archaeological review committed. The motion passed with the Board voting unanimously (5-0).

- h. **2024-009400-HDRB, 821 Acequia Madre**, Downtown and Eastside Historic, Gayla Bechtol, agent for Mary and Elaine Alarid, property owners, propose a 794 sq. ft. addition on the north elevation and portals to the main house, constructing a 4' tall yard wall, insertion of new windows and light fixtures, and raising the building height from 13'-6" to 24'0" where the maximum building height is 16'-11" and a 1,223 sq. ft. remodel of the garage with a second story with a height of 24'0". Exceptions are requested to 14-5.2(D)(2)(e)(ii) the height of additions for contributing structures and 14-5.2(D)(2)(d) additions on the side must be set back a minimum of ten (10) feet from the primary façade. (Paul Duran)

Paul Duran presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the exception criteria had been met, and the application complied with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Gayla Bechtol, previously sworn, addressed the exception criteria including the site challenges and how they dictate the structure design and second floor

Mary Alarid, 1206 Stafford Drive, Cupertino California, 95014, and Elaine Alarid, 4901 Nakoosa Trail, Madison, Wisconsin, were sworn in. Mary explained the importance to their father and how they wanted to make it a compound for the family and agreed with the staff's recommendations. Elaine pointed out they have neighbor support for the project and talked a little about the height restriction and parking issues.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, agreed with members of the board that this is imposing and alters the streetscape and that the design is not necessarily based on

need, and recommended storage places for the blacksmith items rather than expanding living space for storage.

Board Action:

Member Bienvenu moved that in case number 2024-009400-HDRB at 821 Acequia Madre to approve the application for the addition to the main house finding that the exception criteria have been met for the reasons stated in the staff report, but deny the height exception for the accessory structure or garage and have findings entered that the requested design and height request would damage the character of the district, are not required to prevent a hardship to the applicant or an injury to the public welfare, that it would not strengthen the unique heterogeneous character of the city, are not due to special conditions and circumstances which are peculiar to the land or structure, are not due to special conditions and circumstances which are not a result of the actions of the applicant, and that they do not provide the least negative impact with respect to the purpose of this section and none of that is with prejudice to the applicants right to seek or to come back to the board at a future date with a redesign including a request for exceptions pursuant to a redesign. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (5-0).

- i. **2024-009381-HDRB, 532 Don Gaspar Ave., Don Gaspar Area Historic District, Significant, Hannon Structures, agent for Andras Szantho, owner, requests to make changes to a previous approval including installation of a porch railing, HVAC with screening, exterior lighting, and accessible lift door. An exception is requested to 14-5.2(D)(5)(b) to add a porch railing on a primary facade. (Lani McCulley)**

Lani McCulley presented the case and staff recommendation Staff did not find that the exception criteria had been met but felt the Board may find that they had upon further testimony; therefore, staff recommended denial of item 1 to install the white railing on the porch. Otherwise, staff recommended approval of items 2- 8 of the application as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Design Standards.

Ken Hannon, 17D Los Suenos Trail, Santa Fe NM 87507, was sworn in. Mr. Hannon presented a summary of the proposal and the conversations with inspectors and staff which led to the railing.

Public Comment:

Mr. Richard Martinez, Martinez Architecture Studio, P.O. Box 925, Santa Fe, NM 87504, was sworn in. Mr. Martinez pointed out how contractors cannot get their final inspection passed if an inspector says they need railing and they do not put it in. The situation

happens throughout the city with contractors, for getting final inspections with items that are contrary to this Boards' preferences.

Ms. Stefanie Beninato, previously sworn in, agreed that since there was actual ADA access at the back of the building it is not required on the front access. Also, just because it is information given by an inspector, correct or not, does not mean it has to be installed contrary to the Board's preference, it should be removed until they can prove that it is required.

Board Action:

Member Bienvenu moved that in case number 2024-009381-HDRB at 532 Don Gaspar Avenue that the board finds that the exception criteria have not been met for the railing on the porch for the reasons set forth in the staff report and that staff be directed to work with the applicant and other city staff to determine whether a railing is required in order to receive approval and if so to work with the applicant in arriving at an acceptable railing design to be presented. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

- j. **2023-007675-HDRB, 918 D Acequia Madre, Downtown & Eastside Historic District, Contributing, Martinez Architecture Studio, agent for Chris Richter and Todd Davis, owners, proposes to construct a 677 sq. ft. addition to a height of 11'-0" where the maximum allowable is 16'-2", replace windows and doors, add a chimney, add overhangs over doors, 5'-6" high yard walls, relocate and redesign existing trash enclosure coyote fence, install HVAC, and stucco. (Gary Moquino)**

Gary Moquino presented the case and staff recommendation Staff recommended approval of the proposed project and found that the application complies with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Richard Martinez, previously sworn in, presented the original portion of the building and its entrance and other renovation changes to the house. He then presented a summary of the proposed work.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, appreciated the way the door was being kept by walling it in and having it look the same on the outer facade.

Board Action:

Member Aguilar Medrano moved that in case number 2024-007675-HDRB at 918 D Acequia Madre to approve the application as submitted Member Biedscheid seconded. The motion passed with the Board voting unanimously (5-0).

b. 2024-009321-HDRB, 1 Plaza Fatima, Downtown & Eastside Historic District, Contributing, Mark Lopez, agent for Mark Kreloff, owner, requests primary facade(s) designation for a residential structure. (Lani McCulley, ljmcculley@santafenm.gov)

Lani McCulley presented the case and staff recommendation. Staff recommended the historic status of the structure be maintained as contributing and the east elevation and southeast corner be designated as the primary facades, per 14-5.2(C) Designation of Significant and Contributing Structures.

Mark Lopez, 151 Elena Street, Santa Fe, NM, 87501, was sworn in. Mr. Lopez agreed with the staff's recommendations.

Mark Kreloff, 1 Plaza Fatima, Santa Fe, NM, was sworn in. Mr. Kreloff agreed with the staff's recommendations.

Allison Moore, 1 Plaza Fatima, Santa Fe, NM, was sworn in. Ms. Moore did not speak.

Public Comment:

Ms. Stefanie Beninato, previously sworn in, agreed with the staff's recommendation for the reasons stated by Member Bienvenu including designating façade six as primary. She also pointed out that staff pointed out that the addition can also be considered historic as well, emphasizing that historic additions that are not original are sometimes skipped in designations.

Board Action:

Member Bienvenu moved in case number 2024-009321-HDRB at 1 Plaza Fatima to adopt staff's recommendation and have findings entered that the structure be maintained as contributing and the east elevation and southeast corner be designated as primary as indicated on facades one through six on the staff diagram excluding the addition portion of façade six. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (5-0).

9. Discussion Items

Ms. Lamboy announced that there would be an update on the Land Development Code and the General Plan with guests including the strategic planner and current planning staff on the agenda for the hearing on December 10, 2024.

10. **Matters from the Board**

Member Guida and Aguilar Medrano will both be traveling during the December 10th hearing.

11. **Next Meeting**

December 10, 2024

12. **Adjournment**

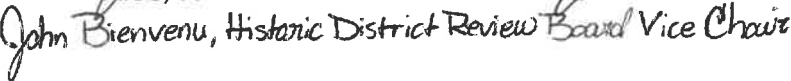
Member Aguilar Medrano moved to adjourn. Member Biedschied seconded. The vote passed unanimously, and the meeting was adjourned.



Lani McCulley, Transcription



Cecilia Rios, Historic District Review Board Chair


John Bienvenu, Historic District Review Board Vice Chair



Date