



Agenda

**Regular Meeting of the Historic
Districts Review Board
May 27, 2025 at 5:30 PM
Sweeny Ballroom B
Santa Fe Community
Convention Center
201 West Marcy Street**

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/81255522980>

By Phone: 301 715 8592

Webinar ID: 812 5552 2980

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. May 13, 2025
5. Approval of Findings/Conclusions
 - a. 2024-009653-HDRB 1010 Camino San Acacio (January 14, 2025)
 - b. 2024-009611-HDRB 1226 Cerro Gordo Rd. (January 14, 2025)
 - c. 2024-009323-HDRB 312 Pino Rd. (January 14, 2025)
 - d. 2024-009651-HDRB 423 Camino Don Miguel (January 14, 2025)
 - e. 2024-009612-HDRB 1126 Camino Delora (January 14, 2025)
 - f. 2024-008779-HDRB 428 San Antonio St. (January 14, 2025)
 - g. 2024-009652-HDRB 829 A W. Manhattan Ave. (January 14, 2025)

- h. 2024-009615-HDRB 715 Gregory Ln. (January 14, 2025)
 - i. 2024-009616-HDRB 1302 Canyon Rd. (January 14, 2025)
6. Matters from the Public
7. Staff Communications
- a. *Santa Fe Green Building Code Update Presentation - Stephen Onstad, Founder EverGreen Building Solutions, Santa Fe Code Compliance & IECC Residential Energy Inspector/Plans Examiner and Doug Pushard, Founder, HarvestH2o and KuelWater.org, and Tom Graham, AIA, Assistant Land Use Director, City of Santa Fe.*
 - b. Informational session for 515 Paseo de Peralta: Discussion of the proposed addition, renovation and restoration
8. Old Business
9. New Business
- a. 2025-010295-HDRB, 234 Irvine St, Westside-Guadalupe Historic District, contributing, Samantha Greenberg, agent for Edan Kark, owner, requests a status review with primary façade designation, if applicable, for a residential structure and requests a status downgrade for an accessory structure. (Lani McCulley, ljmcculley@santafenm.gov)
 - b. 2024-010293-HDRB, 345 Garcia St, Downtown & Eastside Historic District, non-contributing, Gayla Bechtol, agent for Robert Holleyman and Bill Keller, owners, propose to construct a freestanding 436 sq. ft. guest house with garage and a 481 sq. ft. carport to a height of 10'-0" where the maximum allowable is 15'-5". On the main residence construct a 108 sq. ft. portal, enlarge the existing 382 sq. ft. portal to 621 sq. ft., replace windows and doors, change the size of several non-primary façade windows including converting several into doors, infill windows, construct two exterior fireplaces, alter the layout of the driveway resulting in a realignment of the fence and removal of 2 linear feet of the contributing wall. Three exceptions are requested to 14-5.2 (D)(5)(a)(iii) to infill a window on a primary façade, 14-5.2(D)(2)(d) to enlarge the portal within 10' of the primary façade, and 14-5.2(D)(1)(a) for removing part of the contributing wall. (Lani McCulley)
 - c. 2025-010341-HDRB, 248 Rodriguez St., Downtown & Eastside Historic District, non-contributing, Jennifer Salimbene, agent for Steven Barrett, property owner, proposes to demolish a 104 sq. ft. shed 9'-4" in height. (alromero@santafenm.gov)
 - d. 2025-010343-HDRB, 248 Rodriguez St., Downtown & Eastside Historic District, Jennifer Salimbene, agent for Steven Barrett, property owner, proposes to construct a 1507 sq. ft. residence to a height of 14'-0", where the maximum allowable is 14'-4". (Amanda L. Romero)
 - e. 2025-010348-HDRB, 557 San Antonio St., Downtown and Eastside Historic District, Non-contributing, Ju Tan, agent for Clayton and Maggie Miles, owners, propose to construct a 402 sq. ft. portal addition on the main structure, a 240 sq. ft. addition with a 40 sq. ft. portal on the studio structure, and window and door replacements on the main and studio structures. (Paul Duran, paduran@santafenm.gov)

- f. 2025-010350-HDRB, 907 Don Miguel Pl., Downtown & Eastside Historic District, Contributing, Jeffrey Seres, agent for Steve Bardwell and Sarah Kennington, owners, propose alterations to the main residence, and the following additions: a new 48 sq. ft. entry portal on the west primary façade, a new detached 118 sq. ft. storage room with a 181 sq. ft. portal, and a new detached 185 sq. ft. garage. (Paul Duran)

10. Discussion Items

- a. SANTA FE GENERAL PLAN UPDATE: “SANTA FE FORWARD”/ “SANTA FE AVANZANDO.” Staff will introduce the 2050 General Plan Update, including a Project Overview and presentation on the Community Engagement plan, and schedule. (Heather L. Lamboy, Director, Planning & Land Use, hllamboy@santafenm.gov) (POSTPONED)
- b. Study Session for CONSIDERATION OF BILL NO. 2025-___. (Councilor Cassutt)
An ordinance to repeal and replace the Land Development Code, (also known as “Chapter 14”) with the Phase 1 of 3 of the Land Development Code update. The proposed amendments include “non-substantive” changes, which do not meaningfully change the standards, regulations or procedures of the LDC, but simply clarify, organize or better illustrate existing language. Additionally, the proposed amendments include “substantive” changes, which are identified below as follows: 14-03 - 2-foot height increase for structures, 14-03.03C - Addition of a Parks and Open Space Zoning District, 14-03.02 - By-Right Density For R-10 Through R-29 Districts, 14-04 - Elimination of Unused Overlay Districts, 14-04.05A - Removal of Alcohol-Related Regulations in the Airport Rd Overlay District, 14-07.05 - Amended Standards for Parking Lot Landscaping, 14-07.07 - Increased Flexibility In Parking Requirements, 14-07.07 - Addition of Electronic Vehicle (“EV”) Parking Requirements, 14-07.07 -Amended Bicycle Parking Requirements, 14-07.09 – Elimination of Content-based Regulation of Signs, 14-07.02 - Enhanced Affordability Incentives, and 14-04.6 - Amended Subdistrict Regulations in the Historic District. (Maggie Moore, Assistant Director, mrmoores@santafenm.gov).

11. Matters from the Board

12. Next Meeting:

- a. June 10, 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.