



**Regular Meeting of the Historic
Districts Review Board
January 27, 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=Vfp4yaNNv2Q>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30 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

Members Absent

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
Mr. Paul Duran, Senior Planner
Ms. Amanda Romero, Senior Planner
Ms. Maggie Moore, Planning and Land Use Assistant Director
Ms. Mariah Kavanaugh, Planner Technician

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 2025-011246-HDRB, 532 Calle Corvo; and 2025-011550-HDRB, 539 Garcia Street; under New Business, have been postponed.

Member Degnan moved to approve the agenda as amended. Member Biedscheid seconded. The motion passed unanimously by voice vote (4-0).

3. Approval of Minutes

There were no minutes to approve.

4. Approval of Findings of Fact and Conclusions of Law

- a. 2025-10488-HDRB, 140 Romero Street (June 10, 2025)

Member Degnan moved to approve the Findings of Fact and Conclusions of Law as submitted. Member Biedscheid seconded. The motion passed unanimously by voice vote (4-0).

5. Matters from the Public

Stefanie Beninato, PO Box 1601, Santa Fe, requested an update regarding the bridge near the Supreme Court building. She expressed disappointment that staff had apparently approved a large, visible HVAC system at 300 Galisteo Street.

6. Staff Communications

- a. **Board Vacancy:** Mr. Moquino reported that Amanda Mathers resigned from the Historic Districts Review Board. Anyone interested in the vacant historian seat should email their resume to the Historic Preservation Division at hpdsuubmittal@santafenm.gov.
- b. **Changes in Code:** Mr. Moquino noted that the cases heard at the current meeting would fall under the old codes. Cases heard at future meetings will fall under the new codes, depending on when the applications were submitted. Cases submitted under the old codes will continue under the old codes.
- c. **2026 Santa Fe Heritage Preservation Awards:** Ms. Romero noted that the nomination forms for the 2026 Santa Fe Heritage Preservation Awards were available in the Board packets and should be submitted by February 27, 2026. The awards will be presented on May 21, 2026, at the San Miguel Chapel, with the reception at El Zaguán.

7. **Old Business**

- a. **2025-011586-HDRB, 130 South Capitol Street, Downtown and Eastside Historic District**, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request new construction of a 163,230-square-foot office building to a maximum height of 78' -7 ¾" (at tower) and 50'-8" (at parapet). Maximum allowable height is 57'-6". (Review and design comments)

Chair Rios noted that anyone who disagrees with a Board ruling may consult with staff and appeal to the City Council, and that public comments would be limited to two minutes.

Jennifer Jenkins, 130 Grant Avenue, Santa Fe, was sworn in. Speaking via teleconference on behalf of JenkinsGavin and the state, she invited the architects to present the updated renderings, indicating the changes made in response to Board and public comments.

Arthur Tatum, 13131 Sunrise Trail Place, Albuquerque, was sworn in. He noted that the window size on the east and southeast elevations were reduced, pediments were added to all windows, the portal was roofed to reflect the requested single-story element, one stucco color was proposed, the ground-floor windows no longer extend to the ground, the windows on the third floor on the north façade were enlarged and aligned with the second floor, windows above the entry were enlarged, muntins were made vertical rather than horizontal, and detail was added to the cupola.

Chair Rios inquired how the building, given its size, would relate to the surrounding buildings and to human scale.

Mr. Tatum responded that the surrounding buildings were two or three stories. The architects have broken down the massing with stepping and the portal. Because it is set back from Capitol Street, there is space for pedestrians, including pedestrian courtyards on the south side.

Member Bienvenu noted the challenges inherent in collaborative design and inquired whether the state and the architects were satisfied that the design had been improved, and whether they thought any changes had diminished the design.

Mr. Tatum responded that the required square footage presented a challenge, but the review process resulted in a better building. He noted that the territorial style is flexible, resulting in diversity in the area. The architects liked the windows on the east façade, but changing them was not an issue. They are proud of the proposed building.

Member Degnan inquired regarding the change in size of the third-floor windows on the north façade.

Antonio Vigil, 2144 North Utah Street, Albuquerque, responded that they had been two-by-three feet and were now three-by-five feet.

Public Comment:

Jordan Young, 652 Galisteo Street, was sworn in. Speaking via teleconference, she expressed concern regarding the lack of a building architect on the Board and the overrepresentation of the Old Santa Fe Association (OSFA), noting that this results in development becoming more costly and slower. She suggested that more projects be approved administratively by an architect rather than subject to lengthy meetings with public input, noting that public input privileges the retired, the wealthy, and the lawyered.

Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she noted that the hearings were necessary but that the Board needed a building architect. She expressed disappointment that the Board voted to approve the demolition of the casitas. She noted that the design had improved, but suggested stucco between the first and second floor fenestrations on the main façade rather than white facing.

John Eddy, 14 Avenida Campo Verde, Santa Fe; Beverly Spears, 1897 Conejo Drive, Santa Fe; Frank Katz, 1300 Canyon Road, Santa Fe; Philip Crump, 1897 Conejo Drive, Santa Fe; Randall Bell, 2991 Viaje Pavo Real, Santa Fe; and Rad Acton, 1206 Canyon Road, Santa Fe, were sworn in.

Mr. Eddy expressed appreciation for the aesthetic changes but expressed concern regarding the code violations. He noted that OSFA was a dedicated group of individuals working to protect architectural culture and requested the number of Board positions designated for OSFA members.

Chair Rios responded that there was one designated OSFA position on the Board.

Ms. Spears stated that the state's consultant misled the public and the Board regarding the maximum allowable height. Per the code, the building heights documented on the official map must be used. She noted that the design is noncompliant with city regulations and out of scale.

Mr. Katz noted that the maximum allowable height was 37 feet and that there had been no collaborative sessions with the state. He noted that the building violates design standards and is open to legal challenge. He suggested removing the third floor and extending the footprint into the South Capitol area.

Mr. Crump noted that the building is too large and that the design was not final, as the ordinance mandated consultation.

Mr. Bell noted that collaboration was required and suggested that the project be referred to the City-State Committee.

Mr. Acton noted that OSFA has explored what a compliant building of the necessary square footage should look like and requested that it be explored. He presented the compiled suggestions in writing to the Board.

Chair Rios noted that, by law, city historic preservation groups must be involved in the collaborative process between the state and city, but this did not happen. The comments presented at the meeting should have been heard at the beginning of the process. She noted that city staff have stated that capital outlay projects have separate rules regarding height, but she is unsure why. The ordinance allows 35 feet and staff is indicating that for capital outlay projects have separate rules and height restrictions to allow over 50 feet.

Mr. Ruybalid responded that the project fell under a subsection specific to state capital outlay projects, 14-5.2 M(3)(a)(vi). The maximum allowable height was determined by city staff using calculations based on institutional buildings within the applicable streetscape.

Ms. Jenkins noted that the state has been working with the height calculation in question since 2011. The current architectural team confirmed the calculations with city staff. The state held three well-attended community meetings. The state has not received requests for additional meetings or written comments from community members, including the drawings and comments that OSFA provided to the Board.

Member Degnan requested clarification regarding how the staff verified the height.

Ms. Jenkins cited the memorandum distributed before the January 13, 2026, meeting, which stated that the permitted height is 57 feet and 6 inches.

Member Bienvenu noted that most disagreement arose from poorly written and confusing ordinances and statutes, and that the process should be improved and clarified during the Phase 2 code update. He noted that the process had been followed and that beginning on December 9, 2025, both the Board and the public had a deadline to submit comments. He reviewed the procedure and asked the state whether the design submitted was final and whether the state would agree to submit any substantive changes for Board review.

Ms. Jenkins responded that this was acceptable.

Member Bienvenu noted that the Board had asked staff to verify that the maximum allowable height was correct. Staff did so and verified that the proposed building was under the allowable height, with the exception of the cupola.

Ms. Romero inquired regarding three issues that had been discussed at the subcommittee meeting on January 26, 2026: the depth of the recessed windows, the size of the mullions in the windows, and whether the state would be willing to add windows to an area abutting the windows.

Ted Grumblatt, 7908 Sartan Way, Albuquerque, was sworn in. He responded that the windows were recessed eight inches deep, and the width of the mullions will likely be two inches, which is typical of storefront windows. The state is willing to add windows to the windowless area indicated, in a similar style to the other windows.

Mr. Ruybalid noted that the Board had intended to inquire regarding the details on the tower.

Mr. Tatum responded that the following details had been added: railings, dentals, detailing on the corner columns, and steppings in the cornice.

Chair Rios asked whether the majority of the building was two-story or three-story elements.

Mr. Tatum responded that there were a lot of two-story elements.

Board Action:

Member Bienvenu moved in case 2025-011586-HDRB at 130 South Capitol Street that findings be entered that this matter came before the Board pursuant to the procedure set forth in Section 14-5.2(M), that the procedures set forth in Subsections (M)(2) and (M)(3) have been followed, that the state has submitted its plan to the review board for review and comment, that a public meeting has been held to receive public input and required notice was given, that the review board has communicated recommendations and comments in writing to the state, and that the state and the review board have consulted to resolve the issues raised and revised plans have been submitted; and that the revised plans, as entered into the record at the meeting held on January 27, 2026, have resolved the issues raised by the Board, and the state has represented that it will not make any substantive design changes to these plans without prior notice to the review board for further review under Section 14-5.2(M), without prejudice to all procedural rights they have under that section; therefore, the HDRB does not find it necessary at this time to notify the state that any issues remain unresolved or that issues need to be finally determined as set forth in Section 3-22.6(G), the state statutes, provided that the state should not make any alternations to the design presented on January 27, 2026, without prior review by the Board, and the Board reserves its right to invoke all procedural safeguards set forth in Section 14-5.2(M) in the event that substantive changes have been made to the design. Member Biedscheid seconded. The motion passed (3-1) with members Bienvenu, Biedscheid and Cherry in favor and Member Degnan against.

8. New Business

- a. **2026-011790-HDRB, 212 and 212 A East Santa Fe Avenue, Don Gaspar Area Historic District, contributing,** Christopher and Lori Pearson Kramer, owners, request status review with primary façade(s) designation, if applicable, for 212 East Santa Fe Avenue, and status downgrade for 212 A East Santa Fe Avenue.

Mr. Duran, speaking via teleconference, presented the case and staff recommendation. Staff recommended that the historic status of the primary residence be maintained as contributing and designated the north, east, and west façades as primary, including all historic doors, windows, and other architectural elements, such as brick coping; that the casita be downgraded to non-contributing; and that the front yard wall be designated as contributing, per Section 14-5.2(C) Designation of Significant and Contributing Structures.

Christopher Pearson Kramer, the applicant, was sworn in and expressed agreement with the staff recommendations.

Public Comment:

Ms. Beninato, previously sworn in, expressed agreement with the staff recommendations.

Board Action:

Member Biedscheid moved in case 2026-011790-HDRB at 212 and 212 A East Santa Fe Avenue to adopt staff's recommendation to maintain the primary residence as contributing and to designate the north façade and the front portions of the east and west façades as primary as noted on staffs report ; to designate 212 A as non-contributing; and to designate the front yard wall as contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

- b. **2026-011767-HDRB, 310 Lomita Street, Downtown and Eastside Historic District, non-contributing**, Michael Darter and Heidi Volpe, 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 south façades (R1, R2, and R3), including the patio yard, and the west façades (R8 and R6) designated as the primary façades; that the historic status of the garage structure be upgraded to contributing, with the south façade (G1), excluding the garage door, as the primary façade; that the historic status of the street-facing stone retaining wall be upgraded to contributing; and that the historic status of the rear retaining walls be designated as contributing, per Section 14-5.2(C) Designation of Significant, Contributing, or Non-Contributing Status Within Historic Districts.

Member Cherry inquired regarding the age of the stone retaining wall at the back.

Michael Darter, 310 Lomita Street, Santa Fe, was sworn in. Speaking via teleconference, he expressed agreement with the staff recommendations, aside from those relating to the rear retaining walls and the façade designated as R6. He noted that the retaining walls had changed over time, and that R6 was not visible from the street and should remain non-contributing.

John Murphy, 2833 Plaza Verde, was sworn in. Speaking via teleconference, he noted that the rear retaining walls and the small planter that currently serves as a deck did appear historic to him. The 1995 report regarding the rear retaining walls indicated that they were block, and the capping seems to have been added after that time.

Member Cherry expressed agreement regarding the retaining walls. He asked why the house was being designated as contributing rather than significant, and why the east elevation was not recommended as primary.

Mr. Murphy responded that he was unsure that the historical context or house design would justify designating it significant. He expressed a preference for the south façade, noting that the east façade seemed more utilitarian.

Member Cherry asked whether he recommended that R6 and R7 be designated as primary façades.

Mr. Murphy responded that he did.

Public Comment:

Ms. Beninato, previously sworn in, noted that the home was a beautiful example of buildings in the area and noted that walls that cannot be seen from the street could also be considered contributing and worthy of preservation.

Board Action:

Member Cherry moved in case 2026-011767-HDRB at 310 Lomita Street that the status of the building be contributing, and that the status of the garage also be contributing, with façades R1, R2, R3, R4, R6, R7, and R8 as primary on the house and façade G1 as primary on the garage; that the yard wall on the south side be contributing; and that the retaining walls and patios in the back be non-contributing. Member Degnan seconded. The motion passed (3-1) with members Bienvenu, Cherry and Degnan in favor and member Biedscheid against.

- c. **2026-011791-HDRB, 411 Camino Don Miguel, Downtown and Eastside Historic District, contributing, John A. Padilla, agent for Peter Quintana, owner, requests status downgrade.**

Mr. Duran presented the case and staff recommendation. Staff recommended that the historic status of the structure be downgraded to non-contributing, per Section 14-5.2(C) Designation of Significant and Contributing Structures.

John Padilla, P.O. Box 2986, Santa Fe, and Peter Quintana, the applicants, were sworn in. Mr. Padilla noted that Mr. Quintana acquired the property in late 2024, and it was already in a degraded state. He noted that the property is 0.1686 acres, or 7,341 square

feet. He noted that the Historic Cultural Properties Inventory in the staff report is outdated and that Mr. Quintana owns both properties. He expressed agreement with the staff recommendations.

Public Comment:

Ms. Beninato, previously sworn in, noted that the property is owned by Mr. Quintana's family and asked why the degradation of historic property had been ignored.

Mr. Quintana noted that he is a carpenter and enjoys repairing things. He purchased the property in its current condition.

Member Bienvenu noted contradictions in city records: some show the property as contributing, while others show it as non-contributing.

Member Cherry asked how the property's condition would affect its status.

Member Bienvenu responded that its historical character would affect the status; however, it is unclear whether the property in question would be considered contributing even if its condition were good. A status of contributing also requires a level of ongoing integrity.

Member Cherry stated for the record that there are portions of the building that are imploding and portions of the building that are intact. It would take an engineer to figure out and to do a full assessment with a variety of people to figure out if any parts of the structure would be salvageable. Just want to make sure that they are not doing a disservice by saying, it is imploding. There is a verity of conditions going on of the building by his observation.

Member Degnan inquired how the Board could downgrade the property if its true status is unknown.

Board Action:

Member Bienvenu moved in case 2026-011791-HDRB at 411 Camino Don Miguel that findings be entered that the current status of the structure is uncertain because the records are in conflict, and the Board is called upon to designate a status; that based on the staff report and the site visit, the staff findings be adopted that the structure does not help to establish and maintain the character of the historic district, and its integrity no longer remains; therefore, it should be designated as non-contributing. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

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

Mr. Duran presented the case and staff recommendation. Staff recommended that the historic status of the structure be maintained as contributing and to designate all of the north elevation; the east elevation of the historic residence, extending from the one-story section with the chimney northward, including the second story; the west elevation, extending from the original house southward to the south end of the portal; and the south elevation on the original structure, including the second story identified in the Façade Diagram numbers 1 through 8 as primary façades, per Section 14-5.2(C) Designation of Significant and Contributing Structures.

Member Bienvenu noted that the property was referred to as the Rapp residence, but it was built by architect Isaac Rapp's widow after his death, and that the property could be designated as significant rather than contributing due to historical association. The alterations are also significant to Santa Fe history, aside from those made in the 1980s.

Mr. Duran noted that Façades 1 through 8 are the original Rapp residence. Staff considered the eastern façades as non-contributing due to the infills and alterations. He was unsure whether the Board could designate some parts as significant and some as contributing.

Member Degnan asked whether there was a precedent for multiple statuses in a dwelling, noting that it could set an odd precedent.

Member Cherry responded that it was atypical. If a structure is designated as significant, all façades are primary; however, some buildings have been designated significant, excluding certain additions. The building could also be designated as significant due to its occupant.

Mr. Padilla, previously sworn in, noted that the El Castillo Retirement Community, which owns the building, is very proud of it. The community refers to the main structure as the Rapp building and intends to move the administrative office there with no significant changes. He cited the 310 Lomita Street case, noting that while that property featured two structures with different designations, the parts of the property in question may have been previously detached.

Mr. Ruybalid cited a case at 710 Canyon Road in which two conjoined buildings had two designations, resulting in different criteria for the front and back portions during the replacement of the shared roof.

Member Cherry noted that the portions depicted in blue and orange met the criteria for contributing status, excluding the non-historic additions, noting that there appeared to be three definitive structures.

Chair Rios expressed agreement, noting that the architects started with one building and added to it.

Public Comment:

Ms. Beninato, previously sworn in, noted that the building was historic due to its character and its connection with Rapp, while the later structures are historic in their own right. She suggested designating the area depicted in green as significant, the area in blue as contributing, and the area in orange as contributing, with the recent additions excluded. Member Degnan requested clarity regarding the option of designating a single status and inquired whether the Board had included a portion of a lesser status into a designation.

Mr. Ruybalid responded that in the case of 710 Canyon Road, the Board designated the building facing the street as contributing but acknowledged that the attached rear building was non-contributing. All historic portions can be included in a designation.

Member Biedscheid suggested excluding the east façade, which has alterations and infill.

Member Cherry noted that making the east façade primary would protect the mass, shape, and height, while allowing non-historic features to be upgraded.

Board Action:

Member Cherry moved in case 2026-011792-HDRB at 924 Paseo de Peralta that the portion of the building known as the Rapp residence, depicted in green, be designated as significant; that the portion of the building designated as the service wing, depicted in orange, be designated as contributing, with the east façade as primary, excluding the non-historic alterations; and that the portion of the building known as the workshop area, depicted in blue, be designated as contributing, with the east façade as primary. Member Bienvenu seconded. The motion passed with the Board voting unanimously (3-1) with members Bienvenu, Cherry and Degnan in favor and member Biedscheid against.

- e. **2025-011246-HDRB, 532 Calle Corvo, Downtown and Eastside Historic District, contributing**, John A. Padilla, agent for Susan McShane Salomone, owner, requests approval to construct a 624-square-foot addition to the main house and a 442-square-foot addition to the garage. Three exceptions are requested to Section 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 façade. The addition shall not exceed 50% of the square footage of the existing footprint and shall not exceed 50% of the existing dimension of the primary façade.

This item was postponed.

- f. **2026-011770-HDRB, 302 Camino Cerrito, Downtown and 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'-0", where the maximum allowable is 14'-0".

Board Action:

Member Degnan moved in case 2026-011770-HDRB at 302 Camino Cerrito that it be heard at the end of the agenda due to the absence of the applicant. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

Member Biedscheid moved in case 2026-011770-HDRB at 302 Camino Cerrito that it be postponed to February 10, 2026, due to the absence of the applicant. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

- g. **2025-011550-HDRB, 539 Garcia Street, Downtown and Eastside Historic District, contributing,** Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes to construct a 33-square-foot addition to a height of 10'-6", where the maximum allowable is 10'-10". A 309-square-foot portal to a height of 10'-3". 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 re-roof and stucco both buildings. Exceptions are requested to Sections 14-5.2(D)(2)(d) for constructing an addition within 10'-0" of the primary façade, and 14-5.2(E)(2)(b) for a window opening at less than 3'-0" from the corner of a façade.

This item was postponed.

- h. **2025-011536-HDRB, 516 Alto Street, Westside-Guadalupe Historic District, contributing,** Marc Naktin, agent for Steven Dayton, owner, requests approval to construct a 210-square-foot addition to a height of 14'-1", where the maximum allowable height is 16'-0".

Mr. Duran presented the case and staff recommendation. 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(I) Westside-Guadalupe Historic District Design Standards.

Marc Naktin, 1305 Luján Street, was sworn in. Comments is inaudible.

Chair Rios inquired whether the small addition would change the designation.

Mr. Duran responded that the property would continue to be contributing.

Public Comment:

Ms. Beninato, previously sworn in, noted that she was unable to hear the applicant and asked whether the addition was on a primary façade and whether an exception would be needed. She suggested approval of the project, noting that the addition appeared to be minor.

Chair Rios responded that the addition was not on a primary façade.

Board Action:

Member Biedscheid moved in case 2025-011536-HDRB at 516 Alto Street to adopt the staff's recommendation for approval of the project as submitted. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

- i. **2026-011769-HDRB, 600 Camino Rancheros, Historic Review Historic District, Non-statused**, Marc Naktin, agent for Melchijah Spragins, Jr., owner, proposes to construct a 1,322-square-foot second-floor addition to a height of 24'-0", where the maximum allowable height is 14'-8". An exception is requested to Section 14-5.2(D)(9) for exceeding the maximum allowable height.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria for Section 14-5.2(D)(9) have been met and recommended approval to exceed the maximum allowable height.

Chair Rios inquired regarding the square footage of the existing house and whether there were other dwellings on the property.

Ms. McCulley responded that the house was 4,400 square feet, and there were two accessory dwelling units on the property.

Mr. Naktin clarified that one of the accessory units is a woodshop, and the other is a casita. The proposed second floor would be set back from the façade, and he would try to make it appear seamless.

Chair Rios inquired regarding the proposed ceiling height of the second floor.

Mr. Naktin responded that it would be nine feet, plus an extra eight inches, where there are vigas.

Public Comment:

Ms. Beninato, previously sworn in, inquired regarding the hardship criteria and whether the second story would be on the downslope.

Member Bienvenu recommended caution when granting exceptions, as the Board must follow the ordinance, which excludes structures of that height.

Member Cherry noted that staff found that the requirements were met, though there does not appear to be hardship.

Member Bienvenu noted that the criteria have not been met. Criterion 1, which states that the proposal does not damage the character of the district, was not met because a height that is 10 feet higher than the maximum allowed does damage its character.

Criterion 2 regarding hardship was not met because the applicant indicated that no major hardship would result. Criterion 3 was not met because the applicant can continue to live on the property without the extra height. Criterion 4 regarding special conditions of the streetscape was not met because the applicant indicates that the streetscape has the same terrain as the rest of the neighborhood. Criterion 5 regarding special circumstances was not met because the request was specific to the applicant wanting additional space. Criterion 6 regarding the least negative impact was not met because additional height would impact the neighborhood more than finding the desired square footage in another manner.

Member Biedscheid suggested that the Board may be penalizing the applicant for requesting an exception that may have been granted to others in his neighborhood.

Ms. McCulley responded that she is unsure how many of the two-story homes were the result of an exception.

Member Cherry noted that comparing the cases would be complicated for staff. Applicants are responsible for submitting such evidence.

Board Action:

Member Bienvenu moved in case 2026-011769-HDRB at 600 Camino Rancheros to have findings entered that the applicant did not conclusively demonstrate the exception criteria to have been met; therefore, the application should be denied. Member Cherry seconded. The motion passed (3-1) with members Bienvenu, Cherry and Degnan in favor and member Biedscheid against.

- j. **2026-011768-HDRB, 801 Old Santa Fe Trail, Unit A, Downtown and Eastside Historic District, significant, Santa Fe Permits/Jennifer Salimbene, agent for Stuart Cohen, owner, proposes to replace windows. An exception is requested to Section 14-5.2(D)(5)(1)(a) for replacing historic windows on primary façades.**

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the exception to Section 14-5.2(D)(5)(1)(a) for replacing historic windows on primary façades. 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(E) Downtown and Eastside Historic District Design Standards.

Member Biedscheid asked when the property was designated as significant.

Ms. McCulley responded that it was designated in the 1990s, probably by the governing body.

The applicant name and address is inaudible, was sworn in. He noted that eight windows are leaking. The owners plan to replace them with windows that look identical.

Member Cherry expressed concern that the character of the building will not be preserved with modern windows. He noted the difficulty of determining which parts of the window are historic, and there are different processes of replacing windows, namely, some that repair sashes and others that discard them.

The applicant noted that for the eight windows in question, the frames are historic, but the sashes are not. It should be possible to keep some of the frames intact, but one is damaged.

Member Cherry noted that the non-historic sashes were made to look identical to the historical ones. The new sashes would not be made in kind, and a factory window inserted into a historic frame would not look historic.

The applicant noted that Windsor Architectural Windows and Doors of Santa Fe has experience with replacing windows in historic buildings. He asked whether factory windows were forbidden.

Member Cherry responded that historic windows are to be replaced in kind, meaning with the same materials and dimensions.

The applicant asked whether the Board recommended a specific window-maker, noting that the requirements were very specific.

Member Cherry noted that there were custom woodworkers in Santa Fe.

Member Biedscheid noted that requiring custom windows seemed unfair to the applicant and the staff. The applicant had hired a qualified window assessor at their own expense, as requested by staff, and had provided a report. The applicant has agreed to restore the windows that are restorable. It is not the Board's job to dictate a high level of detail for a project recommended by staff and accompanied by a complete package.

Member Bienvenu expressed concern about relying solely on a window assessment but acknowledged that staff had recommended the project and that changing the process could be unfair to the applicant. He expressed hope that the upcoming discussion regarding the policy update on windows would clarify matters.

Chair Rios noted that the house was significant but that she was unsure of the cost of replicating the windows.

Member Bienvenu noted that only one window would need to be replaced in kind.

Public Comment:

Ms. Beninato, previously sworn in, noted that only one window required an exception and that replacing a window would change the nature of the opening.

Janet Sanders, co-owner, 801 Old Santa Fe Trail, was sworn in. She expressed disappointment that she and her husband had undergone every step of the lengthy and detailed application process, and it is difficult to defend the comfort and usability of their home when they do not understand the detailed language used by the Board regarding windows. The proposed windows look identical to those being removed. She noted that no one had mentioned that the current windows were uninsulated and single-pane, and they allow cold air into the house, leading to health issues. She asked how the windows proposed by Board members would mitigate that problem.

Chair Rios requested that the applicant replicate the historic windows as closely as possible and asked why the metal gate was changed.

Board Action:

Member Biedscheid moved in case 2026-011768-HDRB, 801 Old Santa Fe Trail, Unit A, to adopt the staff's recommendation, finding that all exception criteria have been met, and to approve the project as submitted. Member Cherry seconded. The motion passed (3-2) with Chair Rios, members Bienvenu and Biedscheid in favor and members Cherry and Degnan against.

- k. **2025-011724-HDRB, 210 Don Gaspar Avenue, Downtown and Eastside Historic District, significant,** Martinez Architecture Studio, agent for Heritage Hotels and Resorts Inc., owner, proposes to relocate a door on a primary façade and extend a stair landing. An exception is requested to Section 14-5.2(D)(5)(a) to alter a primary façade.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the exception to Section 14-5.2(D)(5)(a) to alter the openings on a primary façade. Staff also recommended approval of the other elements of the application, as they comply with Sections 14-5.2(D)

Historic Districts Review Board

January 27, 2026

Page 16 of 19

General Design Standards for All Historic Districts and 14-52(E) Downtown and Eastside Historic District Design Standards.

Richard Martinez, P.O. Box 925, Santa Fe, was sworn in. He noted that the city required that five rooms be made accessible, with accessible bathrooms; this has proven challenging because that wing of the hotel was built in 1926, with unusual bathrooms. He intends to maintain the exterior windows and elements as they are as he repairs the interior. The only way to make space for one of the bathrooms is to move the emergency exit door six feet. The door is not historic and will be replaced by an identical metal door.

Public Comment:

Ms. Beninato, previously sworn in, suggested that a ramp be added and noted that the hotel requested permission to install a spa in a previous year.

Board Action:

Member Degnan moved in case 2025-011724-HDRB, 210 Don Gaspar Avenue to approve the request, noting that all exception criteria have been met, and relocate the door to allow the Americans with Disabilities Act-compliant restroom facility. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

- I. **2026-011794-HDRB, 726 and 728 Galisteo Street, Don Gaspar Area Historic District, significant,** Michael Mizell, agent for Richard Brenner, owner, requests approval for window replacement, re-stucco, and repairs of parapet and brick coping.

Mr. Duran presented the case and staff recommendation. 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(H) Don Gaspar Area Design Standards.

Michael Mizell, the applicant, P.O. Box 2765, Santa Fe, was sworn in. He noted that the openings are historic, but the sashes and windows are not.

Chair Rios inquired whether the applicant intended to change the color of the building.

Mr. Mizell responded that colonial white, an ivory shade, was the original color of the stucco. The building appears darker because it has aged and discolored over the years.

Public Comment:

Ms. Beninato, previously sworn in, inquired regarding the current and proposed window materials.

Mr. Mizell responded that the current windows are wooden and double-hung. The proposed windows are the same style, but with insulated glass. The casement windows will be replaced with casements. He did not remember the brand.

Board Action:

Member Degnan moved in case 2026-011794-HDRB, 726 and 728 Galisteo Street to approve the request to replace the wooden windows in kind, and to approve the parapet repair of the sections that require it, as well as the rear gutter and downspout repair, brick coping, and re-stuccoing in colonial white, based on the applicant's evidence of it being the original color. Member Biedscheid seconded. The motion passed (3-1) with members Bienvenu, Biedscheid and Degnan in favor and Member Cherry against.

m. **2025-011231-HDRB, 330 Gormley Lane, Downtown and Eastside Historic District, non-contributing**, Armando Gonzalez, agent for Elizabeth Geier, owner, requests approval for a 144-square-foot pergola to a height of 9'-0" and a 298-square-foot 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".

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project with the condition that the pergola be relocated to meet the required setback, 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 Standards.

Armando Gonzalez, representing Elizabeth Geier, 330 Gormley Lane, Santa Fe, was sworn in. Speaking via teleconference, he explained the miscommunication regarding the permitting process.

Chair Rios requested clarification regarding where the pergola should be moved.

Ms. McCulley responded that the pergola currently sits at the property line and will need to be moved five feet from the fence.

Public Comment:

There was no public comment.

Board Action:

Member Biedscheid moved in case 2025-011231-HDRB at 330 Gormley Lane to approve the application with the condition that the pergola be moved within the setbacks required. Member Degnan seconded. The motion passed (3-1) with members Bienvenu, Biedscheid and Degnan in favor and Member Cherry against.

9. **Discussion Items**

Member Cherry requested clarification from staff regarding when story poles are required and when they are not.

Mr. Moquino responded that they are required in the case of an addition or new construction, even when within the allowable height. He agreed to research the matter and provide further clarification.

10. **Matters from the Board**

There were no matters from the Board.

11. **Next Meeting**

The next meeting date is February 10, 2026.

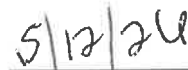
12. **Adjournment**

Member Bienvenu moved to adjourn. Member Degnan seconded. The vote passed unanimously, and the meeting was adjourned at approximately 10:15 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.



Cecilia Rios, Historic District Review Board Chair



Date