



**Regular Meeting of the Historic
Districts Review Board
April 28, 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=H5EIMKPBYfk
&index=42](https://www.youtube.com/watch?v=H5EIMKPBYfk&index=42)

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
Mr. Joe Simmons

Others Present

Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner
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 Staff Communications would be heard after New Business.

The Board agreed to approve the agenda, as amended, with unanimous voice vote (5-0).

3. Approval of Minutes

There were no minutes to approve.

4. Approval of Findings of Fact and Conclusions of Law

- a. 2025-10490-HDRB. 815 East Alameda Street, Unit 8 (June 10, 2025)
- b. 2025-10510-HDRB. 911 Old Santa Fe Trail (June 10, 2025)
- c. 2025-10496-HDRB. 492 Arroyo Tenorio (June 24, 2025)
- d. 2025-10489-HDRB. 539 Garcia Street (June 24, 2025)

Member Bienvenu moved to approve the four sets of findings and conclusions, as submitted. Member Degnan seconded. The motion passed unanimously by voice vote (5-0).

5. Matters from the Public

Stefanie Beninato, P.O. Box 1601, Santa Fe, noted via teleconference that a City Council member is seeking to dissolve the Board and suggested that the Board take action on the matter, if possible. Ms. Lamboy responded that the legislative request was submitted; however, it will take time for staff to process it.

6. Old Business

There was no old business.

7. New Business

- a. **2026-012127-HDRB, 1379 Cerro Gordo Road, Downtown & Eastside Historic District, Non-contributing.** Steve McCormick, agent for Wendy Lau, owner, proposes to construct a 1,240-square-foot casita and 225-square-foot carport addition to a height of 11 feet, four inches, where the maximum allowable height is 21 feet, six inches.

Chair Rios noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff, and that public comment would be limited to two minutes.

Ms. Romero presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Chair Rios inquired regarding the project's public visibility. Ms. Romero responded that it is largely hidden behind the primary structure.

Member Simmons noted that the package appeared to contain elevations that were part of a previous proposal, and inquired whether it was approved. Ms. Romero responded that there had been a previous proposal, but it did not come before the Board because the applicant and staff revised it. The drawings in the package are the most recent.

Steve McCormick, the applicant, 318 West Gomez Road, Santa Fe, was sworn in. He noted that the finishes of the proposed addition match those of the existing house, and the addition cannot be seen from the street.

Chair Rios inquired whether the grade would be disturbed. Mr. McCormick responded that it would, and the proposed carport would be built at the same grade as the existing structure.

Member Cherry noted that the proposed project is a good example of appropriate design in the historic district.

Public Comment:

There was no public comment.

Board Action:

Member Cherry moved in case 2026-012127-HDRB at 1379 Cerro Gordo Road that the application be approved as submitted and that it meets all criteria set forth in the code. Member Biedscheid seconded. The motion passed with the Board voting unanimously (5-0).

- b. **2026-012133-HDRB, 1062 Camino San Acacio, Downtown & Eastside Historic District, Non-contributing.** Gabriel Brown, agent/owner, proposes to demolish a 755-square-foot accessory structure.

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the demolition, as it complies with Sections 14.2.1(G)(3) and 14.4.6(D)(1)(I) Demolition of Historic Structures.

Gabriel Brown, the applicant, 7604 Old Santa Fe Trail, Santa Fe, was sworn in. He expressed agreement with the staff presentation and noted that the structure in question had been deteriorating for years.

Chair Rios inquired regarding the structure's previous use. Mr. Brown responded that it was likely used as a workshop and a garage. It also housed a furniture shop in the 1980s and once housed animals. It has not been used in a long time.

Public Comment:

Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she noted that there appear to be many cases of "demolition by neglect."

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Board Action:

Member Bienvenu moved in case 2026-012133-HDRB at 1062 Camino San Acacio that findings be entered that the demolition criteria set forth in the ordinance have been met in this case to justify demolition, specifically that the structure is non-contributing and not an essential part of the streetscape, the state of repair has been demonstrated to be unacceptable, and the structural stability has been shown to be unsound; and that the application for demolition be approved as submitted. Member Cherry seconded. The motion passed with the Board voting unanimously (5-0).

- c. **2026-012137-HDRB, 120 Camino Santiago, Downtown & Eastside Historic District, Contributing.** Fernando Garcia, agent for Sergio and Veronica Garcia, owners, proposes to construct a 162-square-foot portal extension and a 16-square-foot addition, replace windows and doors, stucco, reroof, remove window awning, install an HVAC, construct six-foot-high yard walls with gates, and other minor work. Exceptions are requested to Sections 14-4.6(E)(4)(I)(a) for replacing windows on a primary façade, 14-4.6(C)(1)(IV) and 14-4.6(E)(4)(II) to change the stucco type, color, and finish.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria to Section 14-4.6(E)(4)(I)(a) have not been met and recommended denial of the replacement of the window on the primary façade. Staff found that the exception criteria to Section 14-4.6(E)(4)(II) have not been met and recommended denial to change the stucco type, color, and finish. 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 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Chair Rios inquired whether the project included walls. Ms. McCulley responded that yard walls were proposed in the rear of the building and on the sides. The rear wall would be five feet, eight inches, and the height on the sides would decrease to four feet, four inches, toward the front.

Fernando Garcia, the applicant, 7276 East Vista Serena Loop, Santa Fe, was sworn in. He noted that multiple homes on the same street and in the same subdivision have been remodeled, including window replacements. The proposed front window replacement would be of the same style as the existing window but updated per the window assessment. The windows are steel and are causing interior condensation damage.

Chair Rios asked how many windows were proposed to be replaced. Mr. Garcia responded that all of the windows are proposed to be replaced; there are eight or nine of them.

Public Comment:

Ms. Beninato, previously sworn in, suggested via teleconference that the window on the primary façade be maintained if it is in good condition and that the applicant be allowed to use any approved color.

Member Cherry inquired regarding other structures in the neighborhood with sand-finish stucco. Ms. McCulley responded that 117 and 122 Camino Santiago were restuccoed with sand finish; however, brocade-finish stucco was approved for them.

Member Bienvenu inquired whether the exception request was for Window A only or for all of the windows. Ms. McCulley responded that Window A is the only window requiring an exception. Member Bienvenu noted that the window assessment notes the condition as “fair,” which is unclear, as the assessor often defines “fair” as 30% to 40% degraded. Ms. Lamboy responded that the Board is authorized to decide whether the assessment is appropriate. Staff believes that Window A can be repaired. Member Bienvenu noted that the staff report stated that two of the exception criteria have been met. Ms. McCulley responded that this was an error, as none of the exception criteria have been met.

Member Biedscheid inquired whether the stucco colors on 117 and 122 Camino Santiago were acceptable to staff. Ms. McCulley responded that the finish was the main issue; however, the cottonwood color is not typically acceptable in that district. One of the neighboring homes is stuccoed in either cottonwood or tumbleweed. Member Biedscheid inquired whether the color was approved. Ms. McCulley responded that a previous staff member approved the color but not the finish. Mr. Moquino added that it was supposed to be a buckskin color in cementitious stucco.

Member Biedscheid inquired whether the proposed peach color is historic. Ms. Lamboy responded that she believes it is. The non-contributing buildings in the compound were permitted to have different stucco colors. Ms. McCulley added that staff do not oppose changes to the color; however, the color should be characteristic of the district.

Member Bienvenu noted that historic windows on primary façades were specifically protected in the historic ordinance.

Board Action:

Member Bienvenu moved in case 2026-012137-HDRB at 120 Camino Santiago that the request to replace a historic window on a primary façade be denied, per staff's recommendation based on the determination that the window is repairable and that the exception criteria have not been met, as the window replacement would damage the characteristic of the district, the applicant did not demonstrate hardship, and it does not strengthen the heterogeneous nature of the city; that the request to change the color and finish of the stucco be denied, per staff's recommendation that the three criteria have not been met; that findings be entered based on staff's recommendations; and that the remaining portions of the application be approved, with the additional condition that the

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historic window on the primary façade be repaired rather than replaced, and that the new stucco be cementitious, with the same brocade finish and similar color as existing. Member Cherry seconded. The motion passed with the Board voting unanimously (5-0).

8. Staff Communications

- a. **2026 Santa Fe Heritage Preservation Awards:** Ms. Romero shared the nominees for the 2026 Santa Fe Heritage Preservation Awards and requested that the Board complete and return the nomination forms. The awards ceremony is scheduled for May 21, 2026.
- b. **Meeting with Code Consultant:** Mr. Moquino noted that the code consultant will be in Santa Fe on May 21 and 22, 2026, and that a meeting with him will likely be scheduled for the afternoon of May 22, 2026. Mr. Moquino will remind the Board via email.

9. Discussion Items

There were no discussion items.

10. Matters from the Board

There were no matters from the Board

11. Next Meeting

The next meeting date is May 12, 2026.

12. Adjournment

Member Degnan moved to adjourn. Member Simmons seconded. The vote passed unanimously, and the meeting was adjourned at approximately 6:35 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

Cecilia Rios

Cecilia Rios, Historic Districts Review Board Chair

1.28.2026

Date