Regular Meeting of the Historic Districts Review Board
September 22, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue
Santa Fe, New Mexico

Meeting Minutes
https://www.youtube.com/watch?v=D-B30CGjU6w&index=24&t=684s

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:33 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. Mary Ellen Degnan
Mr. Joe Simmons

Others Present
Ms. Heather Lamboy, Planning and Land Use Director
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Amanda Romero, Senior Planner
Ms. Lani McCulley, Senior Planner
Ms. Lauren Vagts, 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 Civic Clerk and can be requested from the Historic Preservation Division.

2. **Approval of Agenda**
Ms. Romero advised that cases 2026-012691-HDRB, 216 Maynard Street, Units A and B, and 2026-013107-HDRB, 817 Vista Catedral were postponed to October 13, 2026.

Member Bienvenu requested that cases 2026-012765-HDRB and 2026-012764-HDRB at 1062 Camino San Acacio be permanently removed from the agenda. Having reviewed Robert's Rules of Order more closely, he concluded that a request for reconsideration,

amendment, or rescission should only be made during the meeting at which the case is voted on.

Member Bienvenu moved to approve the agenda, as amended. Member Degnan seconded. The motion passed unanimously by voice vote (3-0).

3. **Approval of Minutes**

There were no minutes to approve.

4. **Approval of Findings of Fact and Conclusions of Law**

a. 412 Camino Cabra, 2025-11244-HDRB (January 13, 2026)
b. 521 Calle Corvo, 2025-11537-HDRB (January 13, 2026)
c. 665 West San Francisco Street, 2025-11702-HDRB (January 13, 2026)
d. 424 San Antonio Street, 2025-11703-HDRB (January 13, 2026)
e. 515 Paseo de Peralta, 2026-12126-HDRB (May 26, 2026)

Member Degnan moved to approve the five sets of findings and conclusions, as submitted. Member Bienvenu seconded. The motion passed unanimously by voice vote (3-0).

5. **Matters from the Public**

Richard Martinez, Martinez Architecture Studio, noted that the Board should not be able to reconsider its previous decisions, as doing so costs the community additional time and money. He noted that Board decisions often make it difficult for people with limited income to live in the historic districts.

Chair Rios noted that motions to rehear a case and requests to reconsider or rescind a motion are rare.

6. **Staff Communications**

a. **Change in Meeting Venue:** The October 13, 2026, Board meeting will be held on the second floor of the REI building at 500 Market Street.
b. **Appeal of Board Decision:** Mr. Ruybalid reported that, on September 30, 2026, the Governing Body will hear an appeal of the Board's May 26, 2026, approval of case 2026-012126-HDRB at 515 Paseo de Peralta. A neighbor of the property brought the appeal.

7. **Old Business**

a. **2026-012691-HDRB, 216 Maynard Street, Units A and B, Westside-Guadalupe Historic District, Contributing.** Green Image Construction, agent for Jennica Kilbride, owner, proposes to replace windows and change a garage door into a window, with exceptions to Section 14-4.6(E)(4)(I)(a) altering openings on a primary façade and replacing historic windows on a

primary façade. The applicant also proposes constructing a four-foot, four-inch yard wall. (POSTPONED to October 13, 2026)

This case was postponed.

b. **Discussion for Possible Reconsideration:**
2026-012765-HDRB, 1062 Camino San Acacio, Downtown & Eastside Historic District, Contributing. The HDRB will decide whether reconsideration of the August 25, 2026, approval is in order under Robert's Rules of Order. The approval was for construction of a 733-square-foot guesthouse with a height of 14 feet, four inches, where the maximum allowable height is 16 feet, four inches, and to construct a yard wall to the maximum allowable height of four feet and a trellis to a height of nine feet.

The request to discuss reconsideration was withdrawn.

c. **Discussion for Possible Reconsideration:**
2026-012764-HDRB, 1062 Camino San Acacio, Downtown & Eastside Historic District, Contributing. The HDRB will decide whether reconsideration of the August 25, 2026, approval is in order under Robert's Rules of Order. The approval was for construction of a 3,440-square-foot residence to a height of 20 feet, three inches on a sloped site, where the maximum allowable is 16 feet, four inches, and up to four feet of additional height may be permitted at the Board's discretion. Six-foot-high fencing was also proposed. The Board found that the criteria had been met, and an exception was granted to Section 14-4.6(E)(4)(II) for use of steel portal elements and other exterior details.

The request to discuss reconsideration was withdrawn.

8. **New Business**

a. **2026-013106-HDRB, 320 Camino Delora, Downtown & Eastside Historic District, Non-contributing.** Martinez Architecture Studio, agent for Mary Hardin and Dan Cullen, owners, proposes to construct 527 square feet of additions to a guesthouse.

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. McCulley 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.

Richard Martinez, the agent, P.O. Box 925, Santa Fe, was sworn in. He expressed agreement with the staff recommendations and noted that the guesthouse is non-contributing. The proposed addition will resemble the main structure more than the guesthouse and will provide an additional living space so the existing living space can be converted into a workroom.

Chair Rios inquired regarding the building height. Mr. Martinez responded that it is 12 feet, nine inches.

Member Simmons expressed appreciation of the design dialog between the two buildings.

Chair Rios expressed appreciation for the garden area.

Public Comment:
There was no public comment.

Board Action:
Member Bienvenu moved in case 2026-013106-HDRB at 320 Camino Delora to approve the application as submitted, as recommended by staff. Member Degnan seconded. The motion passed with the Board voting unanimously (3-0).

b. **2026-013107-HDRB, 817 Vista Catedral, Downtown & Eastside Historic District.** Michael Bodelson, agent for Sonny Otero, owner, proposes to construct a 4,500-square-foot residence to a height of 19 feet, six inches, where the maximum allowable height is 16 feet on a sloped site, five-to-six-foot walls, fencing, and gates on a vacant lot.

This case was postponed.

c. **2026-012488-HDRB, 925 Canyon Road, Downtown & Eastside Historic District, Non-contributing.** Grant Alexander, agent for Lithe LLC, owner, proposes to construct a 2,301-square-foot residence to a height of 14 feet, where the maximum allowable height is 17 feet, 10 inches, and to construct a six-foot-high coyote fence.

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project and found that the application complies with Section 14-4.6(E) General Design Standards for all Historic Districts and Section 14-4.6(G)(2) Downtown and Eastside Design Standards. Staff requested that the corners of the building be rounded, with a radius of two to three inches, and that the windows be inset at one to two inches.

Trey Jordan, the applicant, 227 East Palace Avenue, Santa Fe, was sworn in. He noted that he had worked to ensure the view of the structure from West Alameda Street was attractive.

Chair Rios inquired regarding the distance between the structure and the river. Mr. Jordan responded that it was approximately 20 feet.

Member Simmons inquired regarding the contemporary elements of the design. Mr. Jordan shared images of the elevations, highlighting the strong walls and atelier window.

Member Bienvenu inquired whether the applicant agreed to the staff conditions regarding radii. Mr. Jordan responded that he did.

Public Comment:
There was no public comment.

Board Action:
Member Bienvenu moved in case 2026-012488-HDRB at 925 Canyon Road to postpone discussion of the application to the end of the meeting due to the absence of the applicant. Member Simmons seconded. The motion passed with the Board voting unanimously (3-0).

Member Bienvenu moved in case 2026-012488-HDRB at 925 Canyon Road to approve the application as submitted, with the additional conditions that the corner radii be two to three inches, and the windows and doors will be inset at a minimum of one to two inches, as recommended by staff and agreed to by the applicant. Member Degnan seconded. The motion passed with the Board voting unanimously (3-0).

d. **2026-013079-HDRB, 405 A and B Juanita Street, Westside-Guadalupe Historic District, Non-contributing.** Antoine El-Khoury, agent for Gene Valencia, owner, requests status review with primary façade(s) designation, if applicable, for two residential structures.

Ms. Vagts presented the case and staff recommendation. Staff recommended that the historic status of Structure A remain as non-contributing, and Structure B be upgraded to contributing, with the south and east elevations as the primary façades, per Section 14-4.6(C)(2) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Antoine El-Khoury, the agent, 31 Paseo Vista, Santa Fe, was sworn in. He expressed agreement with the staff recommendation regarding the south façade but noted that the east façade has glass blocks in the window openings. It is also difficult to see the east elevation, and he is unsure how the overhang would affect the status.

Member Simmons inquired regarding the staff's recommendation to upgrade the south façade of Structure B to contributing, given that a historic entrance had been converted into a window. Ms. Vagts responded that the outline of the historic opening was still evident, and it could be reversed.

Member Simmons noted that the façades recommended as primary were not publicly visible and that, in most cases he has seen, façades designated as primary were publicly visible. He inquired whether a façade's remaining integrity played a greater role. Ms. Lamboy responded that this was correct, as a building's architectural elements play a greater role than visibility in preservation standards.

Member Simmons inquired whether a clearer photo of the east elevation was available. Ms. Vagts responded that better photos could not be taken, as a fence and other obstructions were present.

Member Simmons inquired regarding the white window on the south façade. Ms. Vagts responded that she believes it is vinyl.

Public Comment:
There was no public comment

Board Action:
Member Bienvenu moved in case 2026-013079-HDRB at 405 A and B Juanita Street to adopt staff's recommendations and maintain the designation of 405 A as non-contributing and upgrade the designation of 405 B to contributing, with the south and east façades as primary, excluding any non-historic material in the windows themselves. Member Degnan seconded. The motion passed with the Board voting unanimously (3-0).

e. **2026-013080-HDRB, 407 and 407 ½ Juanita Street, Westside-Guadalupe Historic District, Non-contributing.** Antoine El-Khoury, agent for Gene Valencia, owner, requests status review with primary façade(s) designation, if applicable, for two residential structures.

Ms. Vagts presented the case and staff recommendation. Staff recommended that the historic status of Structure 407 Juanita Street remain as non-contributing, and Structure 407 ½ Juanita Street be upgraded to contributing, with the north, east, and west elevations as the primary façades, per Section 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Member Bienvenu requested additional information regarding the openings on the façades recommended as primary. Ms. Vagts noted a window and door on the west façade that likely represented partially closed historic openings on what is believed to be a garage. The east façade has a window of an unknown date. The north façade has no openings and is believed to be relatively unchanged.

Member Bienvenu requested that staff recommend two façades as primary rather than three. Ms. Vagts recommended the north and east façades. Member Bienvenu and Member Simmons expressed agreement with her recommendation.

Mr. El-Khoury, the agent, previously sworn in, also expressed agreement with Ms. Vagts's recommendation of the north and east façades as primary, as the west façade has been significantly altered.

Public Comment:
There was no public comment.

Board Action:
Member Bienvenu moved in case 2026-013080-HDRB at 407 and 407 ½ Juanita Street to maintain the status of 407 Juanita Street as non-contributing and upgrade the status of 407 ½ Juanita Street to contributing, per staff recommendation, with the north and east façades designated as primary, excluding any non-historic material. Member Simmons seconded. The motion passed with the Board voting unanimously (3-0).

f. **2026-013108-HDRB, 135 Grant Avenue, Downtown & Eastside Historic District, Significant.** Jenkins Gavin Inc., agent for 123-135 Grant LLC, owner, proposes to reconstruct the west portal, balcony, pergola, and trellis. An exception is requested to Section 14-4.6(E)(4)(II) to remove historic materials.

Ms. McCulley reported that Ms. Jenkins requested that the case be postponed to a date certain of October 27, 2026, to allow the applicants time to gather additional information.

Board Action:
Member Simmons moved in case 2026-013108-HDRB at 135 Grant Avenue to postpone the case to October 27, 2026. Member Degnan seconded. The motion passed with the Board voting unanimously (3-0).

g. **2026-013109-HDRB, 127 East De Vargas Street, Downtown & Eastside Historic District, Contributing.** Joseph Walsh, agent for Mary Catherine Casey and Cynthia R. Connell, owners, requests to remove historic murals, paint, stucco, reestablish "The Cider Press" sign, and install a historic plaque. An exception is requested to Section 14-4.6(E)(4)(II) to remove historic materials.

Ms. McCulley presented the case and staff recommendation. Staff found that the exception criteria have not been met and recommended denial of the exception to Section 14-4.6(E)(4)(II) for the permanent removal of the murals. Staff recommended approval of replacing the mural and installing a plaque, with reconsideration of the plaque type and the information provided on it. Staff recommended approval of the reestablishment of the

Cider Press sign and the retroactive approval of the stucco and paint, as they comply with Sections 14-4.6(E) General Design Standards for all Historic Districts and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Chair Rios inquired regarding the dates of the Cider Press sign and the murals. Ms. McCulley responded that they likely date to when the antique shop was active, between 1954 and 1964.

Member Simmons inquired how staff had established the construction date of the original garage as 1910. Ms. McCulley responded that the date came from the historic cultural properties inventory (HCPI) prepared by John Murphey. Member Simmons noted that the garage may be older than that, as arched window openings were prevalent in the 1890s.

Joseph Walsh, the agent, 460 Saint Michaels Drive, Santa Fe, was sworn in. He noted that, since the application was submitted, he has further researched statutory ordinances related to signs and noted that the sign in question served as an advertisement of a business, and the mural images likely illustrated the business use. Per the statutory ordinance, signs and advertisements must be removed when a business ceases operation. He requested that the Board retroactively approve the paint and stucco and not require replacement of the sign and mural; if the Board disagrees, he requested that the Board stipulate re-creation of the sign but not the mural images, as the images were degraded, and the historic images were unclear. The owners' intent was to properly maintain the property, and they did not realize they required permission to paint over the sign and mural.

Mary Catherine Casey, owner, 127 East De Vargas Street, Santa Fe, was sworn in. She noted that the Board approved the studio remodeling in 2022 and apologized for inadvertently covering the sign and mural.

Robin Connell, owner, 1712 Vasser Drive Southeast, Albuquerque, was sworn in. She noted that she and Ms. Casey intended to perform proper maintenance and preservation of the building. The wall was decaying, and the brickwork required attention. As the building had not been an antique store since the 1960s, they did not realize that painting over the sign and images would be an issue.

Chair Rios requested that Ms. Lamboy address the significance of historic signs and murals. Ms. Lamboy noted that the sign standards and preservation standards were two separate ordinances, and that preservation standards typically supersede others in the historic districts, as they protect distinctive features and elements associated with a historic building. Although the sign advertised a business that is no longer operating, and the murals may have illustrated a business use, they have historic significance. Further, the sign and mural were specifically noted when the Board designated the building as contributing and, therefore, should not have been painted over.

Chair Rios inquired whether replicating the sign and mural images in-kind would constitute a reinvention of history. Ms. Lamboy responded that, per the code, it would not, provided the features are recreated per the photo taken at the time of designation.

Member Simmons noted that, in his experience, historic signs are not cleaned or otherwise altered and inquired whether the property owners would have been able to maintain the sign. Ms. Lamboy responded that it would have been subject to administrative approval.

Member Simmons suggested that, before considering other options, the applicants consult a masonry specialist and attempt to gently remove the paint they applied. As the mural images were likely painted using lead-based paint, this action would likely remove the new paint and leave the mural paint intact, eliminating the need to recreate the mural images. It is also necessary to ascertain the specifications of the new stucco, as it may be possible to remove it without damaging the masonry.

Member Degnan expressed agreement with the suggestion.

Member Bienvenu expressed agreement, noting the suggestion could work and that revealing the mural images would eliminate the need to recreate them. He requested clarification of the applicants' requests, which appeared to be conflicting. Mr. Walsh noted that they were requesting that the homeowners not be required to restore the mural images and sign, as the homeowners have limited funds; further, doing so would conflict with the sign ordinance. If the Board denies this request, the requests in the application would apply. He requested that the Board's direction be as clear as possible so that his clients would not need to spend more money than necessary to resolve their criminal charges and come into compliance. He inquired whether the mural would need to be restored to its 2012 or 2025 appearance if restoration was required.

Member Bienvenu clarified that the Board could not resolve the legal question, as another body brought the charges without the Board's knowledge. The mural would need to be restored per its appearance at the time the Board designated the building as contributing. The HCPI has images of the mural, and art restorers in the area can be consulted if the new paint cannot be removed.

Public Comment:
Dale Zinn, architect, P.O. Box 756, Santa Fe, was sworn in. He noted that he had previously represented the homeowners and that the building had been preserved due to their efforts. He noted that recreating the mural would be unrealistic and would not significantly benefit the building or the public, as neither the art nor the artist were highly praised. He suggested replicating the mural on a plaque.

Ms. Casey noted that strangers had often knocked on the door because the Cider House sign had led them to believe it was a tea house rather than a personal residence.

She requested that the Board consider the proposed plaque. She expressed agreement with the suggestion to attempt to remove of the new paint.

Member Bienvenu expressed agreement with staff's concern that the proposed plaque wording focused more on the building's current ownership than its history and suggested reaching a compromise through his proposed motion.

Board Action:
Member Bienvenu moved in case 2026-013109-HDRB at 127 East De Vargas Street to accept the applicant's proposal to reproduce the Cider Press sign as it existed at the time the Board designated the building as contributing; to not require the applicant to reproduce the two mural images, as doing so would potentially be excessively costly, and the images have lost their integrity; and to accept the proposed plaque, with wording to be agreed upon between the applicant and staff, and an image of the building's appearance at the time it was designated as contributing. The motion died for lack of a second.

Member Simmons moved in case 2026-013109-HDRB at 127 East De Vargas Street that the application be postponed until such time that the applicant can demonstrate the feasibility or lack thereof of removing the paint and gather information on the stucco applied as a recoat. Member Degnan seconded. The motion passed (2-1).

9. **Discussion Items**
Ms. Lamboy noted that the City Council had scheduled a study session on the general plan and land development code updates on November 10, 2026, at 5:00 p.m. As this coincides with a Board meeting, she will ensure the study session is recorded.

10. **Matters from the Board**
Member Simmons requested that staff forward him the ordinances passed in 2025 for the Phase 1 updates, as his copy is inaccurate. Ms. Lamboy responded that they are all available on the city webpage under "City Clerk" and "2025-25." Staff is working to correct links and scrivener's errors.

Member Simmons suggested that staff indicate whether applications comply with the Department of Interior standards, where appropriate and without significantly increasing the staff workload. Ms. Lamboy noted that not all staff members were familiar with the standards, but training could be performed gradually.

Chair Rios noted that the Board does not operate under the Department of Interior standards. Mr. Ruybalid noted that the Department of Interior standards form the basis for historic preservation; however, local historic preservation ordinances are specific to an area's historical circumstances and are often stricter.

Ms. Lamboy noted that the Department of Interior standards offered guidance on matters such as the preservation of adobe and historic windows. As comments have been made noting a lack of clarity regarding the standards used by the Board, a meeting will be scheduled to discuss guidance regarding stucco, windows, and other matters. The discussion will also include whether to follow Department of Interior standards or more specific ones on various matters.

Member Simmons noted that the Governing Body has discussed adopting the Department of Interior standards for windows, as dealing with historic windows in Santa Fe's historic districts is quite difficult. Member Bienvenu suggested discussing the matter at another time. Ms. Lamboy offered to schedule a study session after the new Historic Preservation Division Manager begins work.

Member Simmons suggested requesting that applicants provide perspective views with applications for additions and new buildings to show the scope of the proposed project. Member Bienvenu expressed agreement and noted that providing perspective views was in the applicant's interest; however, it may not be possible to require them.

11. **Next Meeting**

The next meeting date is October 13, 2026.

12. **Adjournment**

Member Bienvenu moved to adjourn. Member Degnan seconded. The vote passed unanimously, and the meeting was adjourned at 8:12 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

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Cecilia Rios, Historic Districts Review Board Chair Date