Regular Meeting of the Historic Districts Review Board
August 25, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue
Santa Fe, New Mexico

Meeting Minutes
https://www.youtube.com/watch?v=oJxb2I-m3cY &index=10

Call to Order
Vice Chair Bienvenu, acting as Chair, called the regular meeting of the Historic Districts Review Board to order at 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
Mr. John Bienvenu, Vice Chair
Ms. Mary Ellen Degnan
Mr. Scott Cherry
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

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. Lamboy advised that case 2026-012916-HDRB, 104 Camino Matías, was postponed and requested that the duplicate entries of cases 2026-012840-HDRB, 610 Don Gaspar Avenue; 2026-012691-HDRB, 216 Maynard Street, Units A and B; and 2026-012839-HDRB, 320 Camino Delora be removed from the agenda.

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

3. **Approval of Minutes**
   a. June 23, 2026
   b. July 14, 2026
   c. July 28, 2026

Member Cherry moved to approve the three sets of minutes, as submitted. Member Simmons seconded. The motion passed unanimously by voice vote (3-0).

4. **Approval of Findings of Fact and Conclusions of Law**
   a. 2025-11226-HDRB, 1323 Paseo de Peralta (October 28, 2025)
   b. 2025-11227-HDRB, 925 Canyon Road (October 28, 2025)
   c. 2025-11229-HDRB, 815 Dunlap Street (October 28, 2025)

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

5. **Matters from the Public**

Stefanie Beninato, P.O. Box 1601, Santa Fe, noted via teleconference that Constituent Services informed her that the home at 725 Don Diego Avenue was not under the Board's purview and requested that the Board direct staff to follow up on the matter with her. She noted that the Governing Body recently granted an appeal of a Board decision and suggested that the Board arrange for a study session with the Governing Body to discuss historic preservation and code.

6. **Staff Communications**
   a. **Change in Meeting Venue:** The September 8, 2026, Board meeting will be held in the Peralta Room of the Santa Fe Community Convention Center.
   b. **General Plan and Land Development Code Update:** Staff is working on frameworks and scenario planning for the General Plan update and will be presenting an update soon.
   c. **Appeal of Board Decision:** Mr. Ruybalid reported that, on July 29, 2026, the Governing Body granted an appeal of a Board decision taken on March 10, 2026, regarding a property on 911 Roybal Street. Vice Chair Bienvenu noted that he listened to the session and did not hear any discussion of findings and exceptions. He noted that staff had recommended approval of the project, and the Governing Body may believe that the Board is more restrictive than staff; however, the Board often approves projects for which staff recommends denial. He suggested that the Governing Body contact Chair Rios with feedback on the interpretation of the ordinance.

      Ms. Lamboy requested permission to organize a meeting between a subset of the Board and a subset of the Governing Body; Vice Chair Bienvenu granted it.

7. **Old Business**

a. **2026-012764-HDRB, 1062 Camino San Acacio, Downtown & Eastside Historic District, Contributing.** Gabriel Browne, agent/owner, proposes to construct 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 to construct six-foot-high fencing. An exception is requested to Section 14-4.6(E)(4)(II) for use of metal portal elements.

Vice Chair Bienvenu noted that applicants are free to dispute the Board's ruling before the City Council, with the assistance of staff.

Cases 2026-012764-HDRB and 2026-012765-HDRB were presented together.

Ms. McCulley presented the cases and staff recommendation. Regarding case 2026-012764-HDRB, staff found that the exception criteria to Section 14-4.6(E)(4)(II)(b) have not been met and recommended denial for the use of metal for details on the portal, roof overhangs, and canales. Staff recommended approval of the other elements of the application, 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. Regarding case 2026-012765-HDRB, 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. Conditions of approval include that the corners of the building be bullnosed, that the windows be inset, and that the trellis be made of wood rather than stone.

Member Cherry inquired whether an exception criteria for height was requested. Ms. McCulley responded that it was not, as the additional four feet was included due to the slope. Vice Chair Bienvenu noted that the height was still within the Board's discretion.

Member Simmons inquired whether any part of the structure was higher than 16 feet, four inches above natural grade. Ms. McCulley responded that the building is 20 feet, three inches above natural grade on the north side.

Member Degnan requested confirmation that the proposed elevation is 20 feet, three inches, where the maximum allowable is 16 feet, four inches. Ms. McCulley responded that this was correct.

Vice Chair Bienvenu inquired regarding the corners on the structure and the retaining walls. Ms. McCulley responded that the applicant requested sharper corners with a radius of 0.25 to 0.75 inches. Staff recommended a radius of three to four inches as a condition of approval.

Vice Chair Bienvenu inquired whether the trash enclosure was proposed to be stone. Ms. McCulley responded that she believed the proposed material was coyote latillas.

Member Cherry inquired whether an exception was requested for metal elements. Ms. McCulley responded that an exception was requested for metal elements on the main house. Metal canales are proposed for the guesthouse. The trellis is proposed to be steel; however, staff has recommended wood.

Member Simmons inquired whether the requested metal elements on the main structure were structural. Ms. McCulley responded that they were.

Member Simmons inquired regarding the part of the code that stipulates wooden support beams. Mr. Ruybalid read the part of the code specifying wooden columns. Member Simmons noted that he understood it was required that new structures be differentiated from their surroundings. Vice Chair Bienvenu responded that this applies to additions. Member Simmons noted that the National Park Service guidelines stipulate that new structures be designed for current times and not present a false history. He expressed his opinion as an architect that new structures should identify themselves as such, as imitating older buildings would dilute the character of true historic buildings. He noted that steel beams are appropriate when used sparingly. His home in the historic district has steel beams.

Member Simmons inquired regarding the part of the code requiring that buildings in the new Santa Fe style have corners of a certain radius, noting that a sharper corner can differentiate a new building from a true adobe building. Mr. Ruybalid noted that certain historic districts do not allow new Santa Fe style. They allow recent Santa Fe style, which includes details similar to old Santa Fe style and resembles adobe. Member Simmons noted that the code did not appear to be sufficiently specific to require a rounded corner. Ms. Lamboy responded that this may be considered when updating the code and provided a history of how the code has been interpreted by the Board.

Gabriel Browne, the applicant, 7604 Old Santa Fe Trail, Santa Fe, was sworn in. He summarized the changes he made in response to Board and staff feedback and explained his preferences for steel and metal where proposed.

Member Cherry requested clarification on the proposed stucco. Mr. Browne responded that he proposed re-stuccoing the historic shed with cementitious stucco in a buckskin color, matching the existing texture. Elastomeric material with sand finish is proposed for the other two structures.

Member Cherry inquired regarding the corner radius. Mr. Browne responded that he prefers a sharper corner, similar to the Northern-New-Mexico-style structure across the street; however, he is willing to round the corners if the Board requires it. Member Cherry

noted that this was acceptable, as there are different types of radius corners in the historic districts.

Member Cherry noted that he has seen steel used in the historic district and inquired regarding the finish. Mr. Browne responded that he proposes natural black steel that will be exposed and allowed to rust.

Public Comment:
Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she noted that structures in historic districts should resemble adobe, with rounded corners. She suggested that the portal along the street be of traditional material and inquired regarding a boxy structure near the coyote fencing.

Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She expressed appreciation to the applicant for accepting feedback regarding the thickness of supports and noted that rounded corners make a subtle difference. She also inquired regarding the boxy structure.

Board Action:
Member Cherry moved in case 2026-012764-HDRB at 1062 Camino San Acacio to approve the application as proposed, noting that the exception criteria have been met for the use of metal in the portal and requesting that treatment be applied to the metal components to accelerate the rusting process. Member Simmons seconded. The motion passed (2-1).

b. **2026-012765-HDRB, 1062 Camino San Acacio, Downtown & Eastside Historic District, Contributing.** Gabriel Browne, agent/owner, proposes to construct a 733-square-foot guesthouse to a height of 13 feet, where the maximum allowable height is 16 feet, four inches, and construct a yard wall to the maximum allowable height of four feet and a trellis to a height of nine feet.

This case was presented with case 2026-012764-HDRB.

Board Action:
Member Cherry moved in case 2026-012765-HDRB at 1062 Camino San Acacio to approve the application as proposed, including the use of steel for the trellis, with a request that treatment be applied to the metal components to accelerate the rusting process. Member Simmons seconded. The motion passed (2-1).

8. **New Business**

a. **2026-012840-HDRB, 610 Don Gaspar Avenue, Don Gaspar Area Historic District, Significant.** Erie Home, agent for Peter Komis, owner, proposes to replace roofing materials. An exception is requested to Section 14-4.6(E)(4)(2)(b) to replace material with an alternative design.

Ms. Romero presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the exception to Section 14-4.6(E)(4)(2)(b). 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)(1) Don Gaspar Area Historic District Design Standards.

Member Cherry inquired when the house was built and whether the roof was original. Ms. Romero responded that the first floor was constructed in the 1920s and the second floor in the 1930s. The roof likely dates from the 1960s; the original roof was likely also slate.

Member Cherry inquired whether the copper flashing and gutters would be retained or replaced with copper. Ms. Romero responded that they are proposed to be replaced with carbon steel.

Rudy Prieto, the applicant, 5200 Pasadena Avenue, Albuquerque, was sworn in. He noted that the item in question is proposed to be 26-gauge carbon steel, which would be dipped in a zinc-aluminum compound, covered with four layers of acrylic, cold-pressed in shape, coated in granite granules, and covered in four more layers of acrylic. The drip edge would not be copper but would be a locked system to keep water out. He described additional waterproofing measures.

Member Simmons inquired whether the roofing material would be screwed directly onto the decking and whether there would be an air gap. Mr. Prieto responded that there would be a snow and ice guard and a small amount of air space.

Member Degnan inquired whether the roofing material would be a sheet or individual shingles. Mr. Prieto responded that it would be four-foot panels.

Member Cherry inquired whether the company makes other shingle patterns. Mr. Prieto responded that it does; however, no larger shapes would better match the existing one. Member Cherry inquired whether the applicant had considered another product, such as diamond-laid tiles. Mr. Prieto responded that his company’s metal does not come in that shape.

Ms. Romero noted that the backyard has two structures for which permits or historic approvals were not found, and she would submit the matter to the historical inspector.

Public Comment:
Ms. Beninato, previously sworn in, inquired via teleconference regarding the hardship and why original material was not being required.

Board Action:
Member Simmons moved in case 2026-012840-HDRB at 610 Don Gaspar Avenue to approve the application as submitted, with the condition that the copper gutters be retained or replaced in kind. Member Degnan seconded. The motion passed with the Board voting unanimously (3-0).

b. **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 to construct a four-foot-four-inch yard wall.

Ms. Romero presented the case and staff recommendation. Staff found that the exception criteria to Section 14-4.6(E)(4)(I)(a) replacing historic windows on primary façade have been met for Unit A. Staff recommended denial of the Unit B exception of Section 14-4.6(E)(4)(I)(a) altering openings on a primary façade. 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)(5) Westside-Guadalupe Historic District Design Standards.

Member Cherry inquired regarding the building material. Ms. Romero responded that the front house is an adobe residence. The material of the rear panhandle extension is not noted; she believes it is pin tile on concrete masonry unit blocks. Member Cherry inquired regarding the windows. Ms. Romero responded that they would be replaced in kind for the light pattern, but not the construction. She believes the triple-steel casements will be replaced with aluminum-clad wood. Member Cherry noted that there are also wooden windows on the west side of Unit B.

Sergio Nunes, the applicant, 216 Maynard Street, Units A and B, Santa Fe, was sworn in. He noted that the proposed windows were recommended by the window assessor. He plans to stucco the front of the pony wall but not the building. He proposed installing a new garage door if he cannot close the garage and add a window.

Member Cherry inquired how the applicant plans to replace the windows without re-stuccoing the structure. Mr. Nunes responded that the new windows would be the same size as the existing ones. Stucco would be added around the windows. Member Cherry noted that the city would likely require him to re-stucco the building after replacing the windows. Mr. Nunes responded that he would do so if required.

Public Comment:
Ms. Beninato, previously sworn in, suggested via teleconference that the garage door be replaced but that the opening be maintained. Windows in the garage door can be permitted. She suggested that staff be more specific when stating that an item is replaced in kind.

Member Cherry noted that the window replacement procedure described by the applicant was inadequate, as flashing is needed. The adobe degradation was likely caused by the elastomeric stucco, which is impermeable. He suggested removing it and re-stuccoing the structure. He noted that the building in question was a historic one that should be preserved and suggested that the windows be replaced with replicas. He expressed a desire for additional detail in the application.

Board Action:
Member Cherry moved in case 2026-012691-HDRB, 216 Maynard Street, Units A and B, to postpone and request that the applicant return with greater clarity regarding the types of windows to be used, clearer diagrams showing the construction of the windows, a detailed drawing of how the windows will be installed and weatherized into the existing structure or integrated with a new stucco system to preserve the building, confirmation that the new windows replicate the existing ones, and a detailed proposal for a new garage door. Member Simmons seconded. The motion passed with the Board voting unanimously (3-0).

c. **2026-012839-HDRB, 320 Camino Delora, Downtown & Eastside Historic District, Non-contributing.** Martinez Architecture Studio, agent for Mary Hardin and Dan Cullen, owners, requests a historic status review with primary façade(s) designation, if applicable, for main residence, casita, and yard walls.

Ms. McCulley presented the case and staff recommendation. Due to substantial changes to each structure, staff recommended that the historic status of the main residence be maintained as non-contributing, and that the accessory dwelling unit, shed, and yard walls be designated as non-contributing, per Section 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Ms. McCulley added that the main residence could be considered contributing, as it has maintained its original footprint. She recommended that, if the Board designates the structure as such, the façade noted as R6 in the staff report be designated as primary.

Richard Martinez, agent, P.O. Box 925, Santa Fe, and Mary Hardin, owner, 320 Camino Delora, Santa Fe, were sworn in. Ms. Hardin noted that she has owned the house for approximately eight years and now lives there permanently. Mr. Martinez expressed agreement with the staff recommendation to maintain the main residence as non-contributing.

Public Comment:
Ms. Beninato, previously sworn in, expressed agreement via teleconference with Ms. McCulley's recommendation to designate façade R6 as primary.

Mr. Martinez noted that he does not believe the original brick coping still exists under the stucco and inquired how a footprint could be considered as contributing to the streetscape.

Member Cherry noted that the main structure is significantly altered but retains its footprint and mass.

Board Action:
Member Cherry moved in case 2026-012839-HDRB at 320 Camino Delora to designate the main house as contributing with the R6 façade as primary, and to designate the shed, yard wall, and guesthouse as non-contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (3-0).

d. **2026-012916-HDRB, 104 Camino Matías, Downtown & Eastside Historic District, Contributing.** Bernie Romero, agent for Vicki Montano-Torres, owner, proposes to construct a 438-square-foot portal to a height of nine feet, 10 inches, construct a 35-square-foot addition, replace windows and doors, construct a five-foot-high yard wall, and install HVAC. An exception is requested to Sections 14-4.6(E)(4)(I)(a) to replace windows and doors on a primary façade, and 14-4.6(E)(2)(II)(b) to construct an addition on a primary façade.

This case was postponed.

9. **Discussion Items**
There were no discussion items.

10. **Matters from the Board**
Member Cherry expressed appreciation that the Board was able to discuss issues freely during the current meeting.

11. **Next Meeting**
The next meeting date is September 8, 2026.

12. **Adjournment**

Member Degnan moved to adjourn. The vote passed unanimously, and the meeting was adjourned at 7:56 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

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Cecilia Rios, Historic Districts Review Board Chair Date