Regular Meeting of the Historic Districts Review Board
October 13, 2026, at 5:30 PM
Midtown Campus
Aspect Benildus, Room 106
1055 Midtown Calle Central
Santa Fe, New Mexico

Meeting Minutes
https://www.youtube.com/watch?v=CqOa-AepdVw &index=43

Call to Order
Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30 p.m. in Room 106 of the Midtown Campus, Aspect Benildus, 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
Ms. Jennifer Biedscheid
Mr. Scott Cherry

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
Mr. Jonathan Mellon, Historic Preservation Manager

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 2026-012491-HDRB, 511 Paseo de Peralta; 2026-012490-HDRB, 507 Paseo de Peralta; 2026-012691-HDRB, 216 Maynard Street, Units

A and B; and 2026-013107-HDRB, 817 Vista Catedral, were postponed to October 27, 2026. Also, Lani McCulley will present case 2026-013245-HDRB, 713 Dunlap Street.

The agenda was approved, as amended, by unanimous voice vote.

3. **Approval of Minutes**
   a. August 25, 2026
   b. September 22, 2026

The two sets of minutes, as submitted, were approved by unanimous voice vote.

4. **Approval of Findings of Fact and Conclusions of Law**
   a. 527 Agua Fria Street, 2025-11230-HDRB (January 13, 2026)
   b. 212 & 212A East Santa Fe Avenue, 2026-11790-HDRB (January 27, 2026)
   c. 310 Lomita Street, 2026-11767-HDRB (January 27, 2026)
   d. 411 Camino Don Miguel, 2026-11791-HDRB (January 27, 2026)
   e. 516 Alto Street, 2025-11536-HDRB (January 27, 2026)
   f. 600 Camino Rancheros, 2026-011769-HDRB (January 27, 2026)

The six sets of findings and conclusions, as submitted, were approved by unanimous voice vote.

5. **Matters from the Public**

There were no matters from the public.

6. **Staff Communications**
   a. **New Historic Preservation Manager:** Ms. Lamboy introduced Jonathan Mellon as the new Historic Preservation Manager.
   b. **2027 Historic Districts Review Board Calendar:** Ms. Romero requested that the Board approve the 2027 Historic Districts Review Board calendar.

Board Action:

Member Degnan moved to approve the 2027 Historic Districts Review Board calendar as submitted. Member Simmons seconded. The motion passed with the Board voting unanimously (5-0).

7. **Old Business**
   a. **2026-012491-HDRB, 511 Paseo de Peralta, Downtown & Eastside Historic District.** Marisol Ortiz, agent for Peralta's Walk LLC, owners, proposes to construct a 6,212-square-foot multi-family residence to a height of 27 feet, six inches, where the maximum allowable height is 23 feet on a sloping vacant lot. (Postponed to October 27, 2026)

This case was postponed.

b. **2026-012490-HDRB, 507 Paseo de Peralta, Downtown & Eastside Historic District.** Marisol Ortiz, agent for Peralta's Walk LLC, owners, proposes to construct a 4,235-square-foot multi-family residence to the maximum allowable height of 25 feet on a vacant lot. (Postponed to October 27, 2026)

This case was postponed.

c. **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 primary façade. The applicant also proposes constructing a four-foot, four-inch yard wall. (Postponed to October 27, 2026)

This case was postponed.

8. **New Business**

a. **2026-013245-HDRB, 713 Dunlap Street, Westside-Guadalupe Historic District, Contributing.** Christopher Purvis, agent for Evanoah Properties, owner, requests a primary façade(s) designation for a residential structure.

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 that the Board maintain the historic status as contributing and that the 1994 and 1998 historic cultural properties inventories (HCPIs) be adopted, with the south as the primary façade (no. 2 on façade drawing), per Section 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios inquired regarding the structure's age and whether the windows on the south façade would be included as contributing. Ms. McCulley responded that it was built in 1928. Staff recommended that the windows be included.

Christopher Purvis, the agent, 518 Old Santa Fe Trail, Santa Fe, was sworn in. He expressed agreement with staff's recommendation and expressed an intention to improve the building's condition.

Chair Rios inquired whether the metal door is modern. Mr. Purvis responded that it is modern and covers a rotted wooden door.

Member Bienvenu noted that the building represents a good example of historic integrity. The Board recognized the building as contributing because its historic integrity is intact, though its physical integrity is not.

Public Comment:
There was no public comment.

Board Action:
Member Cherry moved in case 2026-013245-HDRB at 713 Dunlap Street to recognize the building as contributing, with the south façade (Façade No. 2) as primary, per staff's recommendation, excluding any non-historic material. Member Biedscheid seconded. The motion passed with the Board voting unanimously (5-0).

b. **2026-012883-HDRB, 1545 Canyon Road, Downtown & Eastside Historic District, Non-contributing.** Courtenay Mathey, agent for Cyndy Lynch, owner, requests status review with primary façade(s) designation, if applicable, for three buildings and one structure.

Ms. Vagts presented the case and staff recommendation. Staff recommended that the historic status of the main residence be upgraded to contributing, with the south and west elevations designated as the primary façades (R1, R2, R3, and R4), with the exclusion of non-historic materials per Section 14-4.6(C) Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts. Staff recommended that the status of the secondary building retain its non-contributing status, as it does not retain enough historic integrity, with the majority of the building additions and fenestrations falling outside the 50-year period of significance, per Section 14-4.6(C) Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts. Staff recommended that the status of the two carports, one attached to the secondary building and one free-standing, and the shed attached to the secondary building carport be designated as non-contributing, as these structures do not fall within the 50-year period of significance, per Section 14-4.6(C) Designation of Significant, Contributing or Non-Contributing Status Within Historic Districts.

Chair Rios inquired whether staff recommended designating the building with the corrugated roof as non-contributing. Ms. Vagts responded that she did.

Member Simmons inquired regarding staff's reasons for upgrading the main residence as contributing. Ms. Vagts responded that the additions show the progression of the building's history over time.

Member Biedscheid requested confirmation that R2 includes the now-enclosed portal. Ms. Vagts responded that it does. Member Biedscheid noted that R4 includes 1971 additions, and the portal had been a characteristic feature of the house until it was enclosed. She inquired how staff had justified the designation of R2 as primary given the

enclosure. Ms. Vagts responded that R1 through R4 fall within the 50-year period of significance.

Courtenay Mathey, the agent, 574 West San Francisco Street, Santa Fe, was sworn in. He noted that the building has undergone a series of changes over time and that the least-changed area is a portion of R1. He expressed agreement that the original building has a lot of character but suggested that façades with significant alterations not be considered as primary.

Chair Rios requested confirmation that Mr. Mathey did not consider any portion of R1 as contributing. Mr. Mathey indicated a portion of R1 that could be considered contributing.

Member Degnan inquired whether Mr. Mathey felt that the structure should be considered as contributing. Mr. Mathey responded that he did not.

Public Comment:
There was no public comment.

Board Action:
Member Biedscheid moved in case 2026-012883-HDRB at 1545 Canyon Road to designate the residence as non-contributing, noting that, due to the additions, the enclosure of the wraparound portal, and addition of the carport in particular, the façades no longer convey the characteristics that would have been worthy of preservation; and to adopt staff's recommendations for designating the office, free-standing carport, and fence gate as non-contributing. Member Simmons seconded. The motion passed (3-2).

c. **2026-013211-HDRB, 311 Old Santa Fe Trail, Downtown and Eastside Historic District, No status.** Daniel Lujan, agent for 311 Old Santa Fe Trail, LLC, owner, requests status review with primary façade(s) designation, if applicable, for one building.

Ms. Vagts presented the case and staff recommendation. Staff recommended that the historic status of the structure be designated as non-contributing, per Section 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Daniel Lujan, the agent, 612 Old Santa Fe Trail, Santa Fe, was sworn in. He expressed agreement with staff's recommendation.

Public Comment:
There was no public comment.

Board Action:
Member Simmons moved in case 2026-013211-HDRB at 311 Old Santa Fe Trail to accept staff's recommendation regarding the structure. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

d. **2026-013107-HDRB, 817 Vista Catedral, Downtown & Eastside Historic District.** Michael Bodelson, agent for Sonny Otero, owner, proposes to construct a 6,605-square-foot residence to a height of 19 feet, six inches, where the maximum allowable height is 16 feet on a sloped site, and erect walls, fencing, and gates from five to six feet in height. (Postponed to October 27, 2026)

This case was postponed.

e. **2026-013212-HDRB, 330A East Buena Vista Street, Don Gaspar Historic District, Not surveyed.** Jeffrey Seres, agent for Patrick and Tracey Gallagher, owners, requests partial demolition and addition of a garage and storage measuring 508 square feet and 11 feet in height, where the maximum allowable height is 16 feet, seven inches; window replacement; and fence installation.

Ms. Vagts 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)(1) Don Gaspar Area Historic District Design Standards.

Jeffrey Seres, the agent, 122 Lorenzo Road, Santa Fe, was sworn in. He noted that the owners were attending via Zoom and expressed agreement with the staff report.

Member Biedscheid inquired whether two different shades of blue were proposed for the project. Mr. Seres responded that the colors are intended to match.

Public Comment:
There was no public comment.

Board Action:
Member Simmons moved in case 2026-013212-HDRB at 330A East Buena Vista Street to accept staff's recommendations and approve the project. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

9. **Discussion Items**
Mr. Ruybalid reported that, on September 30, 2026, the Governing Body heard an appeal regarding a property at 515 Paseo de Peralta. The Board approved the project on May 26, 2026, and a neighbor appealed the decision, stating that the proposed structure would

impede his view, as the Board had approved an additional foot of height due to the slope. The Governing Body requested details regarding the Board's decision-making process and voted to uphold the Board's decision. The Governing Body discussed whether the Board should have asked the applicant to conclusively demonstrate the exception criteria for a height variance, and it found that the Board had the authority to grant the height variance.

The Governing Body has scheduled a special hearing on November 18, 2026, at 1:00 p.m. to consider two appeals of Board decisions and one appeal of a Planning Commission decision. Ms. Lamboy added that the Board decisions to be appealed pertained to properties at 1295 Cerro Gordo Road and 320 Paseo de Peralta.

10. **Matters from the Board**

Member Bienvenu thanked Ms. Lamboy for arranging meetings between some Governing Body members and some Board members. He noted that the method for selecting attendees is unclear and suggested formalizing the process, such as by forming a working group with designated Board and Governing Body members. He suggested appointing a Chair, clarifying the group's purpose, and setting meeting agendas. He noted that the meeting he attended was rather contentious.

Ms. Lamboy noted that the first of the three meetings was an attempt to discuss what was proposed. The second meeting had an agenda. The participating Governing Body members are those sponsoring the bill containing proposed amendments for boards and commissions. Some of the amendments, such as term limits, apply to all boards and commissions. There have been discussions regarding whether the amendments should be included in the code updates. There will be a public review process for the bill, and staff has suggested additional public input. Ms. Lamboy believes the process will last several months.

Chair Rios requested that Ms. Lamboy email the Board the proposed amendments that would be presented to the Governing Body. Ms. Lamboy agreed to do so in advance. At this time, it is unclear which proposed amendments are specific to the Historic Districts Review Board, and which are general.

Member Bienvenu requested a brief summary of the attendees and discussions at each meeting. Ms. Lamboy agreed to compile and provide one.

Member Cherry requested that Ms. Lamboy notify the Board when the video of the window information session, which took place during the field trip on October 13, 2026, was available. Ms. Lamboy responded that she would likely share it via Dropbox due to its size and would notify the Board and staff. She offered to also post it to the website. Member Cherry offered to host additional sessions.

11. **Next Meeting**

The next meeting date is October 27, 2026. The meeting will take place in the Council Chambers.

12. **Adjournment**

Member Simmons moved to adjourn. Member Degnan seconded. The vote passed unanimously, and the meeting was adjourned at approximately 6:40 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

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Cecilia Rios, Historic Districts Review Board Chair Date