Regular Meeting of the Historic Districts Review Board
June 23, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue
Santa Fe, New Mexico

Meeting Minutes
View meeting on City YouTube: https://www.youtube.com/watch?v=T9qhhTyNFZI&index=24

Call to Order
Chair Rios 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
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Jennifer Biedscheid
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent

Mr. Joe Simmons

Others Present
Ms. Maggie Moore, Assistant Planning and Land Use Director
Ms. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Ms. Amanda Romero, Senior Planner
Mr. Dan Esquibel, Land Use Planner Senior
Mr. Gary Moquino, Historic Preservation Division Planner Manager
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.

14-4.6(E) General Design Standards for all Historic Districts and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Mark Brown, the agent, 998 Acequia Madre, Santa Fe, was sworn in.

Public Comment:
There was no public comment.

Board Action:
Member Bienvenu moved in case 2026-012487-HDRB at 998 Acequia Madre to approve the application as submitted. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

d. **2026-012488-HDRB, 925 Canyon Road, Downtown & Eastside Historic District, Non-contributing.** Grant Alexander, agent for Lithe LLC, owners, proposes to alter the roofline; remove the 357-square-foot portal; construct 475 square feet of additions to a height of 19 feet, nine inches, where the maximum allowable height is 18 feet, one inch, on a sloping site; replace windows and doors; and construct a 2,506-square-foot freestanding residence to a height of 18 feet, yard walls and gates to a height of six feet, and exterior stairs.

This case was postponed.

e. **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 a height of 24 feet, where the maximum allowable height is 25 feet, on a vacant lot.

Cases 2026-012490-HDRB and 2026-012491-HDRB were presented together.

Ms. McCulley presented the cases and staff recommendation. Staff recommended approval of both proposed projects and found that the applications comply 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 requested that Ms. McCulley repeat the number of buildings in each project. Ms. McCulley responded that 507 Paseo de Peralta would have four townhomes in a single building, and 511 Paseo de Peralta would have five townhomes in two buildings.

Chair Rios inquired regarding the distance of the projects from Paseo de Peralta. Ms. McCulley responded that 507 Paseo de Peralta does not require a setback and will be built to the yard wall. 511 Paseo de Peralta meets the required setback of seven feet.

Chair Rios inquired why 507 Paseo de Peralta does not require a setback. Ms. McCulley responded that it is in a business-capitol district, while 511 Paseo de Peralta is in a residential district; therefore, the two properties fall under different city rules.

Chair Rios inquired whether any part of the project was one story. Ms. McCulley responded that the majority of the project is two story, but sections of the buildings are one story. Chair Rios inquired regarding open space requirements and the architectural style. Ms. McCulley responded that the project meets development plan requirements for open space and is in a recent Santa Fe style.

Member Bienvenu noted that the staff report and packets appeared to be sparse, given the size of the project, and that the applicants appeared to assume a tacit approval because the project was approved in 2014. Since the approvals have expired, the project is a new application and should be treated as such. He noted that neighbors have expressed concern regarding limited setbacks and inquired whether the Board could impose larger setbacks than required by the city code. Mr. Ruybalid responded that the Board may impose more stringent setback requirements to facilitate harmony with surrounding buildings and the streetscape; however, the findings might not be upheld in an appeal process.

Member Bienvenu inquired whether the Board should address neighbors' concerns regarding the structural stability of the retaining wall. Ms. McCulley responded that it is under consideration from the development plan. It can remain in the same location, but the applicant will need to stabilize it.

Member Bienvenu noted that the design appears less attractive than the original 2004 design and is more of a nod to Santa Fe style rather than a representation of a specific style. It includes steel elements, which typically require an exception. In the digital model shared by staff, the roofs appear to be cantilevered, which is prohibited in the area. He questioned whether the additional height is needed and whether the allowable height had been calculated correctly. He noted that the structures appear to be out of proportion on the streetscape and suggested that they should remain one story along the street, with taller structures set back from the streetscape.

Chair Rios expressed agreement that the two cases were new and should be evaluated as such and inquired regarding the proposed height compared to the existing homes on the north side. Ms. McCulley responded that most of the homes are single story, but the rooflines may sit higher than the proposed buildings due to the slope.

Member Biedscheid noted that the slope was important when discussing height. She further noted that the parking may be excessive and highly visible from Paseo de Peralta and that several windows appeared to be close to the roofline, which is unusual for the area. She suggested that more street-friendly setbacks be considered, similar to a project discussed in a prior meeting.

Marisol Ortiz, the agent, 6 La Vida Trail, Santa Fe, was sworn in. She noted that the nine luxury townhomes were designed to honor Santa Fe's iconic architectural character. She expressed willingness to work with the city to ensure the projects met community standards and requested that the Board approve them.

Chair Rios inquired regarding the architectural style. Ms. Ortiz responded that she believes it is modern Pueblo. Chair Rios noted that the project requires more work and suggested that a subcommittee be appointed to assist with the design.

Public Comment:
Chair Rios noted that public comments would be limited to two minutes and requested that commenters speak concisely.

Shehan Prull, 310 Magdalena Road, Santa Fe; Quincy Sweeney, 310 Magdalena Road, Santa Fe; Rebecca Mudge, 337 Magdalena Road, Santa Fe; Karl Horn, 311 Bishops Lodge Road, Santa Fe; and Tom Jones, 322 Magdalena Road, Santa Fe, were sworn in.

Mr. Prull noted that he lived directly uphill from the subject site. He expressed concern regarding the poor condition of the retaining wall, the narrowness of the driveway, and the lack of fall protection on the elevations. He noted that the small setbacks would compromise the privacy of his neighborhood.

Ms. Sweeney expressed concern regarding the design's incompatibility with the area, proximity to neighboring properties, and height. She suggested that the Board consider requiring additional setbacks or design refinements.

Ms. Mudge noted that she was also representing her sister, who lives at 335 Magdalena Road. She requested that the neighborhood Santa Fe style be honored and respected and expressed concerns regarding the height and drainage.

Ms. West, previously sworn in, noted that the design currently does not fit in with the neighborhood and that the setbacks were small. She expressed agreement with Chair Rios's suggestion of forming a subcommittee to assist with the design.

Mr. Horn noted the historic nature of the intersection and that the design was too modern for the area.

Mr. Jones suggested that height variances not be granted to developers and expressed agreement with other commenters that the design does not fit in with the neighborhood. He expressed concern that the proposed height would present visibility issues for drivers turning left on Paseo de Peralta from Magdalena Road.

Ms. Beninato, previously sworn in, suggested via teleconference that the Board require a redesign and expressed agreement that the structure appears out of scale.

Bradyn Furry, the architect, P.O. Box 238, Santa Fe, was sworn in. Speaking via teleconference, he noted that, when he was invited to work on the project, it had already been approved by the Board under a different architect. His team made minor modifications but had no authority to make major ones. As the design was not his, he noted that he would rather redesign the project to fit in more with the neighborhood than work with a subcommittee.

Member Cherry noted that the most significant issues were the height of the structure along the streetscape and the modern style.

Member Bienvenu suggested that the architect review the 2004 plans, which fit in better with the streetscape, as well as conversations between the Board and the applicant during the original application process. He inquired whether the applicant would prefer that the Board deny the application so that the decision could be appealed or postpone the case for a redesign. Ms. Ortiz responded that she would rather modify the design.

Board Action:
Member Bienvenu moved in case 2026-012490-HDRB at 507 Paseo de Peralta for postponement until the applicant is ready to present a redesign, as agreed to by the applicant, taking into consideration the comments of the Board and the public. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

f. **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.

This case was presented with Case 2026-012490-HDRB.

Public Comment:
There was no additional public comment.

Board Action:
Member Bienvenu moved in case 2026-012491-HDRB at 511 Paseo de Peralta for postponement until the applicant is ready to present a redesign, as agreed to by the applicant, taking into consideration the comments of the Board and the public. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

g. **2026-012579-HDRB, 539 Garcia Street, Downtown & Eastside Historic District, Contributing.** Geisler Projects, agent for Matt and Penelope Rembe, owners, proposes a garage door replacement.


511 Paseo de Peralta/
Bldg height
Total 218.1
Count 10
Avg. 21.81
Max. 23'10"
PASEO DE PERALTA
BISHOPS LODGE RD
MAGDALENA RD
KEARNY RD
OTERO ST
S FEDERAL PL
LINCOLN AVE
WASHINGTON AVE
W MARCY ST
E MARCY ST

This utilizes the streetscape as defined by the code sections:

14-4.6(F)(1)(II)(b) “When determining streetscape, the following structure types shall be excluded: institutional structures, buildings originally constructed to house a hotel, multi-unit residential, buildings with non-historic multiple stories, non-historic pitched roof, auxiliary outbuildings such as sheds, existing structures approved by way of a variance or exception, and yard walls and fences whose height is inconsistent with the predominant height of yard walls and fences on an applicable streetscape.”

14-4.6(F)(1)(III)(b) “If the streetscape is truncated by an intersecting block or a visual intrusion, such as a curve or turn in the streetscape, before the 600 feet is measured, the streetscape shall include all buildings, yard walls, or fences up to and including those which front the intersection or intrusion.”

The maximum allowable building height is 23’-10”.

511 Paseo de Peralta Streetscape Addresses	**Use**	**Excluded**	**Heights**	**Used Heights**
463 Bishops Lodge Road (Scottish Rite)	Religeous		74.3	74.3
317, 319, 321 Magdalena	Multi Family	Excluded	27.6	
507 Paseo de Peralta	vacant lot		0	0
511 Paseo de Peralta	vacant lot		0	0
515 Paseo de Peralta	Single Family		22	22
517 Paseo de Peralta	Single Family		13.1	13.1
301 Otero Street	Multi Family	Excluded	25.6	
609 Paseo de Peralta	Single Family		18.2	18.2
611 Paseo de Peralta	Single Family		16	16
618 Paseo de Peralta	Single Family		14	14
614 Paseo de Peralta	Single Family		18	18
608 & 610 Paseo de Peralta	Single Family		14	14
235 Otero Street	Single Family		16.5	16.5
520 Paseo de Peralta	Single Family		12	12

241 Washington Ave - 2 structures	Institution	Excluded	14	
241 Washington Ave - 2 structures	Institution	Excluded	28.6	
106 South Federal Place	Institution	Excluded	36	
Sum				**218.1**
Average				**21.81**
Maximum Allowable				**23' 10"**

**The difference between this calculation and the previous calculation is that the previous calculation rounded the heights off, so the maximum allowable height was an even number of 23’.


KEARNY RD
KEARNY AVE
BISHOPS LODGE RD
MAGDALENA RD
SUNSET ST
S FEDERAL PL
WASHINGTON AVE
W MARCY ST
E MARCY
Paseo de Peralta
515
21.1
11 232.1
max. ht.
23'


Kearney
Magdalena
Rd
St
Marcy
E
Nusbaum
Av
515 Paseo de Peralta
July 2003
1,496 ÷ 28 =
53.42 ÷ 12 =
4.45 or
4'5"