



**Regular Meeting of the Historic
Districts Review Board
October 28, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

View meeting on City YouTube: https://www.youtube.com/watch?v=7kz_KRat0LE

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 5:30 pm 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
Ms. Jennifer Biedscheid
Mr. Scott Cherry
Ms. Mary Ellen Degnan
Ms. Madelein Aguilar Medrano

Members Absent

Mr. John Bienvenu, Vice Chair
Ms. Amanda Mather

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
Mr. Paul Duran, Senior Planner
Ms. Amanda Romero, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician

Note: All items in the Board packet for each agenda item are incorporated herein by reference. The original Board packet is available on Civic Clerk and can be requested from the Historic Preservation Division.

2. Approval of Agenda

Gary Moquino reported that Item a, 2025-010873-HCRB 219 and 219 A Washington Avenue, under Old Business, has been postponed. He also advised that Items e, 2025-011245-HDRB 456 Camino Don Miguel, and f, 2025-011248-HDRB 1020 Camino San Acasio, under New Business, have been withdrawn. Item j is now renumbered Item e under New Business.

Member Degnan moved to approve the agenda as amended. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (4-0).

3. Approval of Minutes

- a. August 26, 2025
- b. September 9, 2025

No changes were made to the minutes of August 26, 2025, and September 9, 2025.

Member Aguilar Medrano moved to approve the minutes as submitted. Member Degnan seconded. The motion passed unanimously by voice vote (4-0).

4. Approval of Findings of Fact and Conclusions of Law

No Findings of Fact and Conclusions of Law were presented with this agenda.

Item 5a, 2025-010102-HDRB, 423 A W. San Francisco St., was presented with this agenda.

Member Biedscheid moved to approve the Findings of Fact and Conclusions of Law as submitted. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (4-0).

5. Matters from the Public

Gayla Bechtol, 320 Aztec St., Santa Fe, noted that since February 11, 2025, the Board has not had an architect on staff. Chapter 14 defines an architect and a landscape architect as separate, and the Board requires the former.

Heather Lamboy responded that several names have been forwarded to the Mayor's office. However, no appointment has been made at this time.

There were no online comments from the public.

6. Staff Communications

- a. **Land Development Code:** Ms. Lamboy announced that Phase 1 of the Land Development Code has been forwarded by all boards to the Land Governing Board. The adoption hearing will be held on November 19, 2025, starting at 5:00 p.m. Councilors are currently working on the changes to the submission as requested by the Board. There will also be supplemental information provided. Hearing reminders will be made constantly.
- b. **Information Item:** Mr. Moquino noted that there is one item for information only: 715 Camino Lejo, Historic Review Historic District, design review for the proposed construction of a new restroom building and small gateway structure in conjunction with the planned Children's Discovery Garden at the Santa Fe Botanical Garden.

Matthew O'Reilly spoke to this item, explaining that he represents the State of New Mexico, the Board of Regents of the Museum of New Mexico, and thanked the Board for allowing him and representatives from the Santa Fe Botanical Garden to attend. The proposed project will be constructed using state funds on state property, and the state will own the building. The State of New Mexico supports this project. The Historic Santa Fe Foundation Board also supports the project design, and the New Mexico Historic Division has determined that the project will not impact historic properties or Camino Lejo.

Philip Weddle presented the Children's Discovery Garden project design to the Board, noting that it aims to provide children with both passive and active experiential learning opportunities. One of the features is a shaded gateway pavilion. There is an existing juniper landscape on the site, in addition to parking and a visitor's center entry building. There will be interactive loop trails in the Children's Discovery Garden, located south of the gateway pavilion. The pavilion will feature 2-foot-thick walls, and a shaded gateway plaza will provide seating for educational programs. Rainwater will be gathered on the rooftop and collected in a cistern.

Mr. Weddle noted that there were modifications made to the initial proposal dated July 3, 2025. There have been multiple meetings with the Board and sub-committee, with feedback incorporated into the project proposal. Stucco and stone walls have been incorporated, in addition to earth tone colors, thick walls for a wall-dominant design, and solar energy, to conform to District standards. Metal panels have been eliminated from the project design. The parapet slope has been maintained in the design to assist with renewable energy retention, and solar panels have been incorporated. The water harvesting component is the central educational element in this project.

Mr. Weddle presented projected views of the completed design and noted the importance of teaching children about sustainability through this project.

Chair Rios inquired about the project's compatibility with the surrounding buildings in the museum area. Mr. Weddle responded that it is compatible, and the moss rock masonry and stucco, which will be predominant in the design, are also a feature throughout the Botanical Garden and Museum Hill. He noted that the project is much smaller in dimension compared to the surrounding museums.

Chair Rios followed up to ask if the project would be considered contemporary, especially with its parapet design. Mr. Weddle noted that the building meets the historic standards and that the design incorporates feedback from the Board and subcommittee. Chair Rios appreciated the water harvesting feature and solar panels as part of the design.

Member Biedscheid expressed her appreciation for the project team considering the Board's feedback. She also remarked on the Museum of International Folk Art, located across the street from the Botanical Garden, which features moss rock masonry as part of its design. She noted how well the project would fit with the surrounding buildings.

Member Degnan inquired about the structure's height. Mr. Weddle responded that the highest walls are 16' on the east side and 15'-8" on the west side, which are not as tall as the surrounding structures. However, these walls are suitable for the garden itself.

Member Cherry thanked Mr. Weddle for taking the Board's feedback into account. He noted his appreciation for the concept and scale of the project. The buttress feature gives the project a more grounded appearance. He also remarked on the roof feature and noted that this project would be one of the few where the solar panels would not need to be concealed from view. Mr. Weddle explained that the best option for a renewable energy system is a racking option, which can be attached directly to the roof and would align with the roof area. Member Cherry also noted his appreciation for the meeting area in the space and explained that the higher roof prevents it from feeling closed off.

Member Aguilar Medrano reiterated her appreciation for the project team's incorporation of the Board's feedback. She noted that she preferred the steel roof to the stucco replacement. Nonetheless, she noted that an exception may be required for the wall materials and asked if the team had considered incorporating true adobe, in keeping with New Mexico's design. She also expressed appreciation for the raised windows and the project scale.

Chair Rios thanked Member Aguilar Medrano for her comments and inquired about the project timeline.

Mr. Weddle noted that the plan is to move as quickly as possible, as there are time limits on state funding.

Ms. Lamboy added that HDRB provides comments on the application, and unless there is a disagreement over design, there is no need to establish a state-local committee. Chair

Rios responded that there appear to be questions about this project from the Board and that there may be public comments pertaining to this matter.

Public Comment:

Jennifer Berkeley of Santa Fe noted that this is the first time she has seen the design plan and that she likes it. She recognized that the design may not meet the historic parameters; however, it complements the Botanical Garden and the surrounding museums well.

John Eddy expressed support for the raised windows and stucco as the predominant feature. He expressed some reservations about the winged parapet, which is a Modernist feature, and may be due to the metal roofing covered by stucco. He asked if the architects might consider a shed roof.

Mr. O'Reilly responded that the state and Botanical Garden are seeking approval to move forward on the project.

Staff Comment:

Ms. Lamboy noted that the staff has found the project compliant with historic review standards. A shed roof would not be feasible for this type of building, and the stucco and moss rock used in the construction meet the standards. A vote would help move the project forward. Frank Ruybalid explained that this item is a staff communication item on the agenda and is not included for approval.

Ms. Lamboy responded that, due to state-local standards, a vote may not be the appropriate tool. Chair Rios offered to conduct a poll and asked members about their reservations. Member Degnan noted that she would vote in favor of the project, but her only concern was with the structure's height. She recognized the work that had already been done.

Member Biedscheid noted that she does not object to the use of steel on the butterfly roof or the shape of the roof as it pertains to sustainability. She would support the use of steel or stucco for the roof.

Chair Rios asked Mr. O'Reilly if the Board's sentiments on the project are clear, and he asked that staff follow up with a communication stating the points from this meeting. This communication would satisfy the state. Chair Rios thanked the project team.

Chair Rios asked staff if the sub-committee must continue meeting about this project, and Ms. Lamboy responded that it is not.

7. Old Business

- a. **2025-010495-HDRB, 439 Camino del Monte Sol Lot 1-A, Downtown & Eastside Historic District**, Significant, Hoopes Architects, agent for Chris

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Greulich and Mathew Boland, owners, request approval to construct a 504 sq. ft. detached garage to a height of 10'-3" where the max allowable is 14'-0".

Member Aguilar Medrano moved to table Item a under Old Business to the end of the meeting. Member Degnan seconded. The motion passed unanimously by voice vote (4-0).

8. New Business

- a. **2025-011226-HDRB, 1323 Paseo De Peralta, Don Gaspar Area Historic District**, Contributing, Santa Fe Permits, agent for Capitol Counsel and Consulting, LLC, owner, requests primary façade designation.

Lani McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure be maintained as contributing and recommends the north façades (F1, F2 and F3), east façade (F4), northwest façade excluding the windows (F11) and including the exposed window headers, and the southwest façade including the portal and excluding the handrail of the southern original building (F10), which are character-defining façades, as the primary facades for the building as per Section 14-5.2(C), Designation of Contributing or Non-Contributing Status Within Historic Districts.

The floor was opened to questions. Member Biedscheid asked if façade 4 is visible from the public right-of-way. Ms. McCulley responded that a portion is visible.

Jennifer Salimbene, 125 Lincoln Ave., was sworn in. She stated that she agreed with the staff's recommendations and the primary façades indicated. She had nothing further to add and supported the staff recommendation.

Public Comment:

There was no public comment.

Board Action:

Member Cherry moved in case 2025-011226-HDRB at 1323 Paseo De Peralta, Don Gaspar Area Historic District, to maintain the contributing status of façades F1, F2, F3, F4, F14, excluding the air-conditioning unit, with F10, F11 to be primary. Member Degnan seconded. The motion passed (3-1).

- b. **2025-011227-HDRB, 925 Canyon Rd., Downtown & Eastside Historic District**, non-contributing, Trey Jordon, agent for John and Mary Ann Vigil and Concepcion Lujan, owners, requests a status review with primary façade designation, if applicable.

Lani McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure be upgraded to be contributing with the south and west façades of the original 1950s building as primary. This is noted as R3 and R4, excluding the non-historical portal and non-original windows under Section 14-5.2(C), Designation of Contributing or Non-Contributing Status Within Historic Districts.

Trey Jordon, 1227 Palace Ave., was sworn in. He informed the Board that the historic survey was thorough and noted that he had never gone through this process in his years of experience. He expressed confusion over the contribution of the structure to the character of the district design as outlined in the ordinances. He emphasized the beauty of the adobe walls that John Vigil built by hand. He asked if staff had visited the lower levels of the house, which feature some of the exposed adobe. He noted that he did not understand the reason for keeping a structure without a parapet and explained that some house components do not conform to the Code.

Member Biedscheid commented that she agreed with the applicant and evaluator John Murphy that this is not a contributing property to the surrounding streetscape. There is also a very tall brick wall that is over 50 years old. She commented that the two façades recommended by staff as primary are obscured by the addition of new portals or porches.

Member Biedscheid asked if the current owners are related to the Vigils. Mr. Jordon responded that the current owners grew up in the house and are related to the Vigils. She explained that this fact carries importance as the family knows best what should happen to the house going forward. She expressed support for the applicant in this case and disagreed with the staff recommendation.

Member Cherry asked staff about the reason for the recommendation. Ms. McCulley responded that the primary designation was due to these components being part of the core building from the 1950s. The reason for the contributing status recommendation is that the additions are historic and characteristic of other buildings on the street.

Public Comment:

Tara Woodruff, 17 Mulatto Drive, was sworn in. She stated that she is the realtor for the Vigil family, hired to sell their home, and noted her opposition to upgrading the property to contributing status. The property has been listed for two years, and the feedback received is about how the house does not resemble any other homes on Canyon Rd. It does not possess the features of a contributing property, except for its use of Adobe. It has aluminum windows and a cinderblock addition. It has been under contract twice, both of which have ended due to the scope of work and the buyer's costs associated with the permit process. Ms. Woodruff noted her respect for the Board and its work and explained her own historic roots. She reiterated that the property is not a contributing one.

There were no further comments.

Board Action:

Member Biedscheid moved in case 2025-011227-HDRB at 925 Canyon Rd., Downtown & Eastside Historic District, to designate the status of the house as non-contributing. Member Aguilar Medrano seconded. The motion passed with the Board voting (2-1) with Member Biedscheid and Aguilar Madrano in favor, Member Degnan opposed, and Member Cherry abstained.

- c. **2025-011228-HDRB, 927 Canyon Rd., Downtown & Eastside Historic District**, non-contributing, Innovative Design Construction, agent for Joseph Gonzalez, owner, proposes to construct a 576 sq. ft. carport addition to a height of 10'-0" where the maximum allowable is 18'-1".

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the project, as the application complies with Sections 14-5.2(D), General Design Standards for All Historic Districts, and 14-5.2(E) of the Downtown and Eastside Design Standards.

Member Cherry inquired if the wooden carport is a 2x12 with a steel framing hanger attached to it. Ms. McCulley responded that it is. Member Cherry followed up to inquire about the ceiling material, and Ms. McCulley confirmed that it will be wood. Member Cherry requested further clarification about the type of wood, and Ms. McCulley noted that it would be oriented strand board (OSB). Member Cherry asked for confirmation that the finished structure will be a rough-frame structure with OSB visible from underneath. Ms. McCulley confirmed that this would be the case.

Member Cherry asked how this would comply with District standards and if compliance would be possible if the material were raw-framing lumber. Mr. Moquino responded that the OSB would not comply with the District standards, while the framing structure would be. Member Cherry inquired about the finish, and Ms. McCulley responded that it would be a walnut stain to match the property's aesthetic.

Member Biedscheid inquired about the height of the existing house and was informed that the 10' is at the lowest point of the portals, and the house is approximately 1' taller than that. Member Biedscheid followed up to ask about the brown stain, as it is not visible in the photos. Ms. McCulley responded that the window frames are white and the portal posts are brown.

Ms. Lamboy added that a carport is defined differently from a house because it is a structure and not a building. The Code does not clearly define this.

Chris Welch, 732 Torretta Dr., was sworn in online. He explained that the wood would match the existing patio cover to which it would be attached. The ceiling would be

painted to match the walls. Upon an inquiry from Member Cherry, he clarified that it is a stain, and this would match the color of the existing structure. Member Cherry asked where the stain is on the existing structure, and Mr. Welch responded that the patio cover, which envelopes the house, is made of stained wood. When asked about the ceiling material by Member Cherry, Mr. Welch responded that the proposed material is T111, which resembles a tonguing groove and will be stained to match the existing structure. Member Cherry clarified that this is a plywood siding product. Mr. Welch noted that this structure could also be constructed without the ceiling. He deferred to the Board.

Public Comment:

John Eddy was sworn in. He expressed his concern about the carport's structural integrity and that this would be a matter for the building department. He also noted that the structure lacks any design character and thus compatibility for the Eastside streetscape. He asked how visible the structure would be. Ms. McCulley responded that the entire building would be visible.

Member Cherry added that he feels the structural integrity is part of the Board's purview and that there may be a structural steel solution to reinforce the roof. He also questioned how the plywood T111 siding would be stained.

Ms. Lamboy recommended that the applicant meet with the Building Division, noting that the drawings do not show a drain, although the roof appears to be sloped. There may be a need to update the application.

Member Aguilar Medrano requested clarification regarding the TPO roofing material used on top of the structure. Mr. Welch confirmed that the TPO material on top would be tan in color and would match the TPO on the house. The roof will have a slight slope, and water will drain from the front. He also noted that the carport structure is a basic one, matching the existing plywood porch ceiling. The framing has been engineered to match the spans.

Board Action:

Member Biedscheid moved in case 2025-011228-HDRB at 927 Canyon Rd., to postpone the case and that the applicant should meet with staff to discuss preliminary design and building elements, and consider the visible nature of this carport from Canyon Rd., for pedestrians and vehicular traffic, as the underside of the carport will be very visible, as will the side construction, which will dominate the property. Some attention should be paid to details that would contribute character to the streetscape rather than the simplistic approach taken so far. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

- d. **2025-011229-HDRB, 815 Dunlap St., Westside-Guadalupe Historic District**, contributing, Christopher Purvis, agent for Michael Zimmer, owner,

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proposes to replace and repair windows, remove the greenhouse, and stucco. An exception is requested to 14-5.2(D)(5)(a) for replacing historic windows.

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the exception to Section 14-5.2(D)(5)(a), Replacing Historic Windows on Primary Façades, as criteria have been met. Staff also recommended other elements of the application as they comply with Sections 14-5.2(D), General Design Standards for All Historic Districts, and 14-5.2(I) for Westside Guadalupe Historic District Design Standards.

Christopher Purvis, 518 Old Santa Fe Trail, was sworn in. He stated that Ms. McCulley's report was thorough. He noted that the original intention was to fix the windows. Chair Rios noted her support for the removal of the greenhouse.

Public Comment:

There were no public comments.

Board Action:

Member Cherry moved in case 2025-011229-HDRB, at 815 Dunlap St., to approve as submitted, noting that all exception criteria have been met. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

- e. **2025-011353-HDRB, 401 E. Palace Ave., Downtown & Eastside Historic District**, contributing, Andrew Lyons, agent for George Abrams, LLC, owner, proposes to remodel the exterior of the residence and garage, and build a 3'-6" yard wall. Exceptions are requested to 14-5.2 (D)(5)(b) for removing historic material, replacing brick coping not in kind, and stucco color not in kind, 14-5.2(D)(5)(a) removal of historic door on a primary façade.

Amanda Romero presented the case and staff recommendation.

Member Cherry inquired about the yard wall, and Ms. Romero confirmed that the south side of the garage is the primary one. On the drawings, the south wall intersects with the garage, and Ms. Romero noted that the drawing has been updated. The wall will extend from the east side of the garage.

Upon an inquiry from Chair Rios, Ms. Romero confirmed that the original building and garage were constructed pre-1937, and they have always been white with red coping. The proposed metal gate would be the same height as the wall; however, this needs to be confirmed with the applicant.

Member Degnan asked if the Board had ever approved replacing historic coping, and Ms. Romero replied that the coping may be replaced or repaired in kind. Chair Rios

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inquired about the condition of a large portion of the coping. Ms. Romero responded that it is in good condition.

Member Biedscheid inquired about the exceptions as requested by the applicant, specifically the front door replacement in the main house and the removal of historic materials. She asked if window and chimney removals require an exception, and Ms. Romero responded that those are not a primary façade. Member Biedscheid asked about the second exception for the stucco color in the main house and the removal of historic material. Ms. Romero responded that this is the case, and she confirmed that the third exception pertains to the removal of the brick coating, rather than replacing it in kind. Member Biedscheid inquired about the exception for the garage door and pedestrian door, and Ms. Romero confirmed that staff considers the exception criteria to be met. She confirmed that the exception criteria for the main house have not been met, but have been met for the garage.

Upon an inquiry from Chair Rios, Ms. Romero confirmed that the garage design aligns with the historical precedent. Therefore, the applicant has met the exception.

Andrew Lyons, P.O. Box 8858, Santa Fe, was sworn in. He stated that there are four exceptions for the garage: replacing the two doors, replacing the brick coping, and adding new stucco in a new color. The applicants would like to replace the metal storm sashes with new wooden storm sashes to match the existing cream color. All windows, with the exception of two on the north side, will be restored. Some structural repairs are also required. The intention with this project is to convert the building into a residence, which was its original function in 1937. Chair Rios asked about the drastic changes to the brick coping and color. Mr. Lyons responded that the brick coping is decaying and that the owners want to replace it.

Tom Abrams, 10 Goldpoppy Circle, was sworn in. He added that a coping expert assessed the condition. The coping is absorbing water and crumbling, with diagonal cracking due to water penetration. The expert explained to the applicant that the current coping cannot be repaired and must be replaced. Chair Rios inquired about replacing the coping in kind, and Mr. Abrams responded that the applicants would undertake the in-kind replacement at a later time. The brick is significantly different in the submission from the actual sample.

Krista Romwalter, 106 Placita Halcon, was sworn in. Chair Rios inquired about the color of the house in relation to the brick. Ms. Romwalter noted that the applicants chose the lightest stucco color approved by the Board, as white-colored stucco is not on the approval list. The applicants wish to move ahead with a Board-approved color. Chair Rios noted the importance of honoring the house's historicity.

Mr. Lyons noted that the existing stucco is painted, making it difficult to determine the original color.

Ms. Lamboy displayed the revised plan. She also clarified that, as the white color is part of the historic character of the building, it does not need to comply with the approved stucco colors as per the District. This stipulation is for new construction and non-contributing buildings. The change of materials is not as much of a concern as the change in color.

Member Aguilar Medrano inquired about the west elevation of the main house, where the applicants propose to retain one of the historic doors and infill the opening to relocate it closer to the outside. She asked if the door would protrude. Mr. Lyons responded that it would appear to be a functioning door from the outside. She also noted the two different designs in the elevation and that the elevation does not reflect the same design.

Member Cherry asked how far from the stucco the door would be moved. Mr. Lyons responded that it would be moved approximately 2", whereas it is currently at 6" or 7". Member Cherry added that he had inspected the building thoroughly and found that the stucco was probably originally white, possibly a lime stucco.

Member Biedscheid noted that there is a great deal of work to be done on this project and that the requested exceptions could be eliminated through in-kind replacements. The front door currently matches the garage door, and the proposed steel gate is too modern for the house. She recommended a project redesign.

Member Cherry requested clarification regarding the replacement of the aluminum storm sashes. Mr. Lyons confirmed that it is included in the application package, which includes a section on the wood frame.

Member Aguilar Medrano inquired about the new gate and if it has been proposed for E. Palace Ave. Ms. Romero responded that the gate will be set back as the courtyard gate and will not be on the street. She also confirmed that the stone wall along E. Palace Ave. will remain untouched. Member Aguilar Medrano emphasized her support of Member Biedscheid's feedback.

Mr. Abrams noted that the exceptions requested were explained in letters and that the doors are functionally inoperable and require replacement. These doors were installed in the 1970s and are not original to the property. He also noted the structural issues with the property and explained that the gate on the yard wall is a custom iron structure. The Board had previously approved this type of gate for another property. Ms. Romero explained that the staff recommended a wrought-iron gate.

Chair Rios noted that the Board must do its due diligence with historic houses and their elements. Ms. Romwalter asked if the Board would approve white stucco and a brick color at this time so that the project may proceed. The other elements of the application,

such as the doors and gate, could be tabled. Chair Rios explained that the Board would decide how to move forward.

Member Degnan commented that the Board must be flexible while also maintaining historic character. The main building requires several exceptions, with only the roof remaining, and this is of concern to the Board.

Mr. Moquino noted that Navajo white and bright white may be approved by the Board, in addition to the color candlelight.

Member Biedscheid explained that there appears to be some confusion regarding in-kind replacement, which does not involve retaining what is already in place. The brick coping must be replaced due to failure; however, it must be replaced with in-kind material.

Member Cherry recognized the applicants' frustration and noted that there is a process with questions and discussion. He confirmed that the applicants would be amenable to replacing elements in-kind.

Ms. Romwalter reiterated that the doors are not original to the building and asked why the applicants could not install a territorial-style door. Chair Rios responded that the doors were characterized as historic during the evaluation process. Ms. Romero added that although the doors may not be original to the home, they are considered historic.

Member Biedscheid inquired about removing three of the exceptions in favor of replacing the stucco, the brick coping, and the historic front door in kind. Member Aguilar Medrano noted that she did not want to separate the approvals and that the garage door should remain white. There appeared to be some confusion about in-kind replacements. She favored postponing the motion to the next meeting.

Mr. Ruybalid added that there are legalities following a Board approval, and separating the approvals could complicate the issue.

Member Cherry requested clarification on the postponement and whether it would allow applicants to re-propose their project. This could become complicated if the Board composition differs at the next meeting.

Ms. Lamboy noted that there were several options for the Board: conditional approval of the project based on the stucco, the coping, and the garage door, and bringing the metal gate back for additional review; postponing the case to November 18, 2025; and the applicant could further research the doors for replacement and thus present a clearer application package to the Board.

Mr. Ruybalid inquired whether the conditional approval of the elements mentioned by Ms. Lamboy could be presented to the staff for administrative approval. Ms. Lamboy noted that this is a possibility if the Board provides conditional approval.

Public Comment:

John Eddy, previously sworn in, stated that the solutions presented by the Board appear to be acceptable to the applicant. He confirmed that his memories of the property are of a white house with red brick.

There were no further public comments.

Board Action:

Member Aguilar Medrano moved in case 2025-011353-HDRB, at 401 E. Palace Ave., to postpone the case to the next hearing date of November 18, 2025 and advised the applicants to review the notes from this meeting and to try and minimize the number of exceptions and also bring forward some of the improvements such as the gate, and bring forward another option, as this was discussed by the Board tonight, as well as the color of the garage door. Member Biedscheid seconded and added a friendly amendment to state that the applicant should also research the front door and garage doors, and present any evidence that these are not historic, at the next meeting. The motion passed with the Board voting unanimously (4-0).

- f. **2025-011327-HDRB, 412 Camino Don Miguel, Downtown & Eastside Historic District**, non-contributing, Gayla Bechtol, agent for Mark and Jesse O'Brien, owner, proposes to construct a yard wall with a pedestrian gate to the maximum allowable height of 5'-4

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project, noting its compliance with Sections 14-5.2(D), General Design Standards for All Historic Districts, and 14-5.2(E) of the Downtown and Eastside Design Standards.

Upon an inquiry from Chair Rios, Ms. McCulley confirmed that the wall heights vary from 4'7" to 5'4".

Gayla Bechtol, previously sworn in, thanked the Board for allowing her to advocate on behalf of her clients. She noted that the wall does not need to be continuous, and it can be curved. The idea is to enclose the yard.

Member Aguilar Medrano inquired about the gates, which vary from 6' to 6'4", and asked if these should match the wall height. Ms. McCulley responded that the gate is in the interior of the property. Gates may also be higher.

Chair Rios requested clarification regarding the rounded walls and recommended adding this stipulation to the motion.

Public Comment:

There was no public comment.

Board Action:

Member Aguilar Medrano moved in case 2025-011327-HDRB at 412 Camino Don Miguel to approve the application as submitted. Member Biedscheid seconded with the friendly amendment that the wall be rounded. The motion passed with the Board voting unanimously (4-0).

- g. **2025-011326-HDRB, 127 Duran St., Westside-Guadalupe Historic District**, non-contributing, Gayla Bechtol, agent for Jenny Allen and Karen Kalat, owners, proposes to construct a 459 sq. ft. portal to a height of 9'-6" where the residence is 9'-8" high, replace windows and doors, install an eyebrow and skylights, stucco, and re-roof.

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project and its compliance with Sections 14-5.2(D), General Design Standards for All Historic Districts, and 14-5.2(I) for Westside Guadalupe Historic District Design Standards.

Gayla Bechtol, previously sworn in, noted that the house's footprint is being maintained; therefore, the windows will be rearranged along with some of the other interior elements. The rearranged portals will provide outdoor living space, and the clients want a metal gate that is off the street. Upon an inquiry from Chair Rios, Ms. Bechtol explained that the portal is 12' deep, which allows for seating and a table.

Public Comment:

There was no public comment.

Board Action:

Member Cherry moved in case 2025-011326-HDRB, at 127 Duran St., to approve the application as presented. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

- h. **2025-011329-HDRB, 826 Camino del Poniente, Downtown & Eastside Historic District**. Contributing. Martinez Architectural Studio, agent for Larry Colton and John McCoy, owners, requests changes to the previously approved case 2024-007775-HDRB, including the decrease and relocation of the garage, relocating the yard wall gate, enclosing a 49 sq. ft. portion of the new approved portal for heated space, constructing an additional 29 sq. ft. on the west elevation, and installing a new window on the south elevation.

Lani McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project, noting its compliance with Sections 14-5.2(D), General Design Standards for All Historic Districts, and 14-5.2(E) of the Downtown and Eastside Design Standards.

Richard Martinez, P.O. Box 925, Santa Fe, was sworn in. He stated that approval for the project was received on February 24, 2025, and the details of the new proposal match those of the original application. He noted that the owners want to retain two large pine trees, which requires moving the entry walkway and thus reducing the garage size. Therefore, the current two-car garage will be converted into a one-car garage. The proposal to move the entry gate forward is related to the tree roots. The entry portal connecting the gate to the house would become slightly longer as a result. Also, the owners want to modify the previously approved one-panel bay window into a three-panel unit. This change will not be visible from the street. The proposal also calls for enlarging the master bathroom to incorporate closet space.

Member Cherry inquired about the trees and noted that during the site visit, Board members were informed that the Chinese elm tree would be retained. Mr. Martinez confirmed that the tree will be saved; however, these modifications pertain to two pine trees. He added that he incorporated these pine trees into the modified floor plan and reiterated the extension of the entry portal and reduction of the garage.

Member Degnan congratulated the applicant and the owners on their decision to preserve the pine trees. Chair Rios commented that the property is lovely, with lovely landscaping. Mr. Martinez noted that one of the owners is a landscape designer.

Public Comment:

There were no public comments.

Board Action:

Member Degnan moved in case 2025-011329-HDRB at 826 Camino del Poniente, to approve the request. Member Biedscheid seconded. The motion passed with the Board voting unanimously (4-0).

- i. **2025-011354-HDRB, 515 Paseo de Peralta, Downtown & Eastside Historic District**, Significant, Rebecca Wood, agent for George & Tina Feghali, owner, propose to demolish two non-contributing additions on a significant structure and demolish two non-contributing detached structures.

Amanda Romero presented the case and staff recommendation. Staff recommended that these structures be approved for demolition.

Rebecca Wood, 909 Rio Vista, was sworn in. She stated that the two additions, two

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outbuildings, and three site walls are not contributing to the historic character of the property.

Member Cherry inquired about the possibility of demolishing the stairs adjacent to the wall. Ms. Wood confirmed that the stairs on the west side of the building are proposed for demolition.

Public Comment:

There were no public comments.

Board Action:

Member Biedscheid moved in case 2025-011354-HDRB at 515 Paseo de Peralta to approve the demolition of the two non-contributing additions, the two non-contributing detached structures, along with the small yard wall, retaining wall, shed, and small stairs as per staff's recommendation. Member Degnan seconded. The motion passed with the Board voting (3-0) with one abstention, Member Cherry.

9. Old Business

- a. **2025-010495-HDRB, 439 Camino del Monte Sol Lot 1-A, Downtown & Eastside Historic District**, Significant, Hoopes Architects, agent for Chris Greulich and Mathew Boland, owners, request approval to construct a 504 sq. ft. detached garage to a height of 10'-3" where the max allowable is 14'-0".

Chair Rios noted that case 2025-010495-HDRB, 439 Camino del Monte Sol Lot 1-A, Downtown & Eastside Historic District had been tabled to the end of the meeting. However, the applicant was not in attendance, and this discussion was postponed.

Board Action:

Member Biedscheid moved in case 2025-010495-HDRB at 439 Camino del Monte Sol Lot 1-A to postpone the case to November 18, 2025. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (4-0).

10. Discussion Items

Member Cherry discussed storey poles, which should be erected on the day of the site visits. He also added that storey poles reached only to the underside of the roof at one site, which is different from the language used to specify this. The storey poles are expected to be matched to the height of the roof.

He also inquired about the Historic Cultural Properties Inventory (HCPI) and noted that there were antiquated ones at one of the sites. Mr. Moquino noted that a new inventory is required if there is not enough information available. Ms. Lamboy explained that the Board could draft a policy on this topic. Member Biedscheid added that she does not

feel this is a requirement and should only be requested when it is necessary, as it would be a charge for applicants.

11. Matters from the Board

There were no matters from the Board.

12. Next Meeting

The next meeting will be held on November 18, 2025.

13. Adjournment

Member Biedscheid moved to adjourn. Member Degnan seconded. The vote passed unanimously, and the meeting was adjourned at 9:15 p.m.

Minutes prepared by Shazia Ahmad of Minutes Solutions Inc.

Cecilia Rios

Cecilia Rios, Historic District Review Board Chair

02-12-26

Date