



**Regular Meeting of the Historic
Districts Review Board
September 23, 2025, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

View meeting on YouTube: <https://www.youtube.com/watch?v=a02boo62Ui4>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at approximately 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. Madelein Aguilar Medrano
Ms. Amanda Mather
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent

Ms. Jennifer Biedscheid

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

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

Gary Moquino advised that the meeting Zoom link moving forward will be <https://santafe/gov/zoom/us/J81870454328>, and that Item 8a, 2025-010873-HDRB, 219 to 219 A Washington Avenue, under Old Business, has been postponed.

Member Aguilar Medrano moved to approve the agenda as amended. Member Degnan seconded. The motion passed unanimously by voice vote (5-0).

3. Approval of Minutes

a. August 12, 2025

No changes were made to the minutes of August 12, 2025.

Member Bienvenu moved to approve the minutes as submitted. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (6-0).

4. Approval of Findings of Fact and Conclusions of Law

a. 2025-009774-HDRB, 1184 Cerro Gordo Road February 11, 2025.

b. 2025-009784-HDRB, 512 Abeyta Street February 25, 2025.

Member Degnan moved to approve the Fact and Conclusions of Law, as submitted. Member Mather seconded. The motion passed by voice vote (4-0). Member Bienvenu abstained.

5. Matters from the Public

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico, expressed concern that the updated Zoom link was not shared publicly and urged that the link be properly reposted to ensure accessibility.

Ms. Beninato questioned the legality of rescinding a previous vote on a land use decision, as there are no city code provisions referencing the matter. Mr. Ruybalid should provide a legal citation to clarify whether the Board has the authority to do so. If reconsideration does not occur within a defined time frame, the appropriate procedure would be to file an appeal first to the governing body, and then, if necessary, to the district court. Allowing a rescission months after a decision would set a problematic precedent. Reconsideration of a decision should be based on a legal issue rather than subjective concerns, such as insufficient attendance at a prior meeting. In the Mr. Martinez case, a 2–1 vote would not constitute a valid majority and could be a legal reason for reconsideration, but personal dissatisfaction with attendance levels would not. Reopening cases on that basis could lead to endless re-hearings.

Additionally, Ms. Beninato expressed disappointment that the Romero Street applicant was not informed that the City Land Use Director has the authority to waive or reduce fees for appeals based on financial hardship, and similar discretion should apply to

exceptions. Applicants should be required to demonstrate income eligibility to qualify for fee reductions.

6. **Staff Communications**

- a. **Land Development Code:** Heather Lamboy reported that the Land Development Code update will be brought forward for review within the coming month.
- b. **General Plan Update:** Ms. Lamboy announced that the General Plan assessment report was completed, the first session with the technical working group and the Planning Commission to begin the visioning phase was held, and a public survey was released.

7. **Old Business**

- a. **2025-010873-HDRB, 219 and 219 A Washington Ave.:** Downtown & Eastside Historic District, Contributing, Robert Evans, agent for Dennis Price, owner, requests approval for a 1,357 sq. ft. addition, including a two-story structure to a height of 22'-0" at 219 Washington Ave. and construct a new 1,661 sq. ft. two-story structure at 219 A Washington Ave. to a height of 24'-6" where the max allowable is 20'-1". Exceptions are requested to 14-5.2(D)(2)(d), an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height.

The case was postponed.

8. **New Business**

- a. **2025-010945-HDRB, 549 ½ Agua Fria Street:** Westside-Guadalupe Historic District, contributing, Robert Kreger, agent for Catherine Wynne, owner, requests approval of a 240 sq. ft. addition on the north elevation to a height of 12'-0" where the maximum allowable is 17'-5".

Paul Duran presented the case and staff recommendation. Staff found that all the exception criteria had been met and recommended approval of the application, as it complies with Section 14-5.2(D) of the General Design Standards for all Historic Districts and Section 14-5.2(I) of the Westside Guadalupe Design Standards.

Bob Kreger, 3068 Plaza Blanca, was sworn in. Mr. Kreger confirmed that the existing stucco is cementitious while the coat is synthetic. The proposed stucco color closely matches the existing stucco, which will be left as is.

Public Comment:

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico, was sworn in. Ms. Beninato requested clarification on whether the structure will extend beyond both the east and west sides, as it is not apparent from the drawings how the east side is affected.

Mr. Duran clarified that the proposed addition extends approximately 10 feet north from the existing structure. Due to the unique cross-shaped floor layout, the northern extension is visible from the west elevation, even though it primarily extends northward. However, since the property is located north of 549 Agua Fria Street and is not publicly visible, the addition will not be visible from any public right-of-way.

Board Action:

Member Degnan moved in case 2025-010945-HDRB at 549 ½ Agua Fria Street to approve the request for a 240 square foot addition on the property's north elevation. Member Mather seconded. The motion passed with the Board voting unanimously (50).

- b. **2025-010946-HDRB, 643 Garcia St.:** Downtown & Eastside Historic District, non-contributing, Graham Hogan, agent for Michael Blum, owner, requests approval of a new 4,668 sq. ft. structure in the Recent Santa Fe design style to a height of 15'-10" where the maximum allowable height is 16'-0".

Paul Duran presented the case and staff recommendation. Staff found that all exception criteria were met and recommended approval of the proposed project as it complies with Section 14-5.2(D) General Design Standards for all Historic Districts and Section 14-5.2(E) Downtown and East Side Design Standards.

Mr. Duran advised that the exterior elements are made of stained wood, that the radius of the rounded corners proposed was recommended to be three inches by staff, and that clarification is required from the applicant on whether the clear coat and river rock treatments are only on the cistern and wall. The garage doors will be wood-clad.

Ms. Lamboy advised that per Section 14-5.2, no more than 40% of the façade shall be occupied by windows, to mimic traditional buildings. The calculation is based on elevation and not the overall façade. Although the east and north elevations have significant glazing, it is likely to fall below the 40% threshold.

Graham Hogan, 1 de Bajo, Placitas, New Mexico, was sworn in. Mr. Hogan advised that the subdivision includes three lots enclosed by a coyote fence and a designated view corridor on one edge of the property. Lot 2, currently vacant, will be developed with a new single-family residence on the southern portion of the lot, preserving the view corridor to the north.

The proposed design features a 4,668-square-foot, four-bedroom custom home built on a sloped site. The structure is designed primarily as a one-level residence with a lower level that includes a two-car garage, gym, and mudroom, connected internally by a staircase. The upper level features a south-facing main entry under a wood-covered portal, leading into a central living area which connects to two outdoor patios. Bedrooms are arranged along the west side. The south entry includes a covered canopy and a rainwater collection system, and the home consists of stepped volumes to integrate with

the terrain. The garage will be partially subterranean and clad in Santa Fe River cobblestone to blend with the landscape.

The exterior materials include smooth sand-float stucco in Santa Fe suede color, wood accents, and Santa Fe River cobblestone for walls and site features. The design incorporates rounded (bullnosed) corners, deeply recessed windows, and masonry-like proportions. Approval was requested for two-inch bullnose corners instead of the standard three inches, to match the neighboring residence.

There will be two chimneys for the living room and master bedroom fireplaces. No skylights are currently proposed, although they are a possibility.

Mr. Duran advised that the applicant originally requested approval for a one-inch corner radius, which, due to miscommunication, was thought to be approved. Staff, however, recommend 2.5 inches as that was the average for surrounding structures based on a survey completed in 2024.

Regarding the windows and garage, the Board requested consideration of a lighter color than black or dark charcoal for the window and door trim to maintain consistency with the district's traditional aesthetic.

Public Comment:

Gail Hitchcock, 636 Garcia Street, was sworn in. Mr. Garcia expressed support for the project.

Doug McDowell, PO Box 99, Tesuque, New Mexico, was sworn in. Mr. McDall expressed support for the project, emphasizing that the applicants have been considerate, meeting with neighbors to ensure their design is acceptable. The neighborhood is experiencing a shift from traditional Pueblo Revival styles to newer interpretations with sharper lines and modern influences, which reflect evolving history.

Ms. Beninato, previously sworn in, expressed mixed feelings about the project, emphasizing the importance of maintaining Santa Fe's historic architectural integrity rather than shifting toward more modern styles. While the smaller corner radius would preserve traditional character, the cistern would be less intrusive near the garage rather than visible on the main façade. Certain façades appear to have more glass than solid wall mass and may not meet historic preservation standards. The focus should not be on minimal features, such as canopies, to justify undivided glass areas. The Board should consider these factors moving forward. Additionally, coyote fencing is temporary and should not be considered when evaluating visibility.

Maggie Fine was sworn in. Ms. Fine expressed support for the project.

Helen Rogers, 637 Garcia Street, was sworn in. Ms. Rogers expressed support for the project.

Board Action:

Member Bienvenu moved in case 2025-010946-HDRB at 643 Garcia Street to approve the design as submitted provided that the structure has no public visibility on any façades, has rounded bullnose corners of a minimum 2.5 inch radius, has recessed windows, has wood garage doors with clear coats, has trim a bronze color or lighter for the exterior windows and doors, and that staff review the conditions before approval. Member Mather seconded. The motion passed with the Board voting unanimously (5-0).

- c. **2025-011103-HDRB, 126 Camino Santiago:** Downtown & Eastside Historic District, contributing, John Padilla, agent for Onesimo and Rachel Vigil Revocable Trust, owner, proposes an amendment to case 2023-007680-HDRB by constructing a 105 sq. ft. addition to height of 12'-6", replace windows and doors, construct a freestanding 960 sq. ft. garage to height of 15'-0" where the maximum allowable height is 13'-3", exception previously approved. Install exterior stairs and roof deck to a height of 15'-0", and other alterations. Exceptions are requested to 14-5.2(D)(5)(a) for replacing historic windows on a primary façade, 14-5.2(D)(2)(d) for constructing an addition within 10' of the primary façade, and 14-5.2(D)(2)(d) to exceed 50% of the historic footprint.

Lani McCulley presented the case and staff recommendation. Staff found that all exception criteria were not met and recommended denial of the exception to 14-5.2(D)5(a) for replacing historic windows on a primary façade, the exception to 14-5.2(D)2(d) for constructing an addition within 10 feet of the primary façade, and the exception to 14-5.2(D)2(d) to exceed 50% of the historic footprint, as well as other elements of the application as the proposed rooftop feature is not compatible with the simplistic lines of the structure, the clean lines of the building conflict with the concentrated lines of the rooftop feature as they do not comply with Section 14-5.2(D) General Design Standards for all Historic Districts and Section 14-5.2(e) to the Downtown and East Side Historic Design Standards.

John Padilla, PO Box 22986, Santa Fe, New Mexico, was sworn in. Mr. Padilla advised that it was determined that, as the property lies within the city's Historic District and holds a contributing historic designation, the original footprint of the structure is exempt from compliance with the 2021 New Mexico Energy Conservation Code and the 2021 International Energy Conservation Code. However, this exemption does not apply to the proposed addition, which is required to meet the current energy standards. The design has been challenging, as the new construction must achieve an insulation value of R30 in the walls and R49 in the roof. At the same time, the existing historic section cannot feasibly accommodate that level of insulation. Adding insulation to the interior would reduce the ceiling height below the eight-foot code minimum, and adding insulation externally is not permitted under historic preservation regulations.

Mr. Padilla requested special consideration and approval of the project exceptions, which seek to replace existing non-historic doors and windows with new, energy-efficient units that are visually consistent with the originals. The window and door assessment, prepared by Ray Patterson, confirmed that doors one through six do not require preservation. The replacement doors and windows would be installed within the existing openings, matching the original patterns to maintain the façade's appearance and proportions while addressing condensation and moisture.

Certain doors and windows previously approved for removal, including those providing access to now-obsolete mechanical rooms, should remain part of the approved plan, as the rooms are no longer functional. The stair addition would provide access to a deck, not be visible from any public vantage point.

Mr. Padilla proposed a 103-square-foot closet addition on the east façade, which is considered the non-primary elevation. The addition would be set back seven feet instead of 10, as this provides a more functional connection between the main bedroom and the new closet. The residence is intended for use as a primary dwelling, and the changes would enable the owners to meet modern energy and livability standards while preserving the home's historic appearance.

The closet addition has a lower parapet height than the tallest existing parapet on the east façade, resulting in a minimal visual impact. The elevation drawing exaggerates the visibility of the addition, since a person walking along the right-of-way or sidewalk would never view the east addition and the primary façade simultaneously. The existing east wall stands over 13 feet tall, and the addition would not be visible from public areas unless someone were standing directly on the property next to the house. Regarding the windows, they would be replaced with units of the same profile and mutton arrangement.

Mr. Padilla explained that the current proposal shows the existing window that was approved to remain, the corner window on the far left, and the previously approved door placement. The only modification being proposed is the addition of divided light patterns to the remaining windows, but one of the elevation drawings mistakenly shows four windows instead of three. The previously approved design had already authorized the removal of the two mechanical room doors and the adjacent window to the left.

The two garages, which fit five cars, are intended solely for the homeowner's use and would partly serve as storage.

Public Comment:

Colleen Gavin, 130 Grant Avenue, was sworn in. Ms. Gavin advised of an existing parking easement on Tract B, the parcel containing 126 Camino Santiago. The easement is designated as a fire lane for the La Sequoia de El Castillo subdivision. According to the development plan, the fire lane easement must remain unobstructed, unaltered, and open.

Mr. Padilla confirmed that access through the easement remains and will not be blocked or altered.

Ms. Lamboy raised a point of order, requesting that applicants refrain from speaking during the public comment portion of the meeting. Additionally, the easement must be maintained, and the development plan, a legal document, must be adhered to.

Onesimo Vigil, 126 Camino Santiago, was sworn in. Mr. Vhel, the property owner, requested approval for the exceptions. The proposed window replacements would maintain the historic appearance and comply with all preservation guidelines. The architect, who is familiar with the Board and has expertise in historic preservation, was specifically selected to ensure compliance. The closet addition would be approximately 100 square feet, minimally visible, and intended as storage. The garage conversion would improve security, as neighbors and their pets occasionally access the yard.

Ms. Beninato, previously sworn in, agreed with the staff recommendations, noting that several exceptions were granted in 2024, and suggesting that the house could be redesigned internally without an addition. The insulation and ceiling height concerns are invalid as the original portion of the home is not subject to green code requirements.

Ms. Beninato noted that Ray Patterson's window comments have caused confusion by suggesting replacement rather than evaluating repairs. While enclosing the existing carport may be acceptable, the number of parking spaces should not increase. The proposed upper deck, while partially screened, would still be visible. The applicants are seeking excessive modifications beyond the property's original intent, and a more suitable home for their needs should have been selected.

Ms. Lamboy advised that it does not appear that the addition encroaches on the easement.

Mr. Padilla, previously sworn in, advised that the width of the addition complies with the development plan and that the fire access will remain open, although parking will not be permitted.

Member Bienvenu noted the substantial time the Board and staff spent on the applicant's previous requests, and that decisions were made to ensure a harmonious outcome, rather than evaluating individual elements. Reconsidering the window request would undermine prior Board deliberations, which had accommodated the applicant while preserving the property's historic character.

The Board noted that although a single door, deemed non-historic, could be approved, staff recommended rejecting the project as a whole.

Board Action:

Member Bienvenu moved in case 2025-011103-HDRB at 126 Camino Santiago to deny the exception to 14-5.2(D)5(a) for replacing historic windows on a primary façade, the exception to 14-5.2(D)2(d) for constructing an addition within 10 feet of the primary façade, and the exception to 14-5.2(D)2(d) to exceed 50% of the historic footprint, as well as other elements of the project presented in the application, for the reasons presented by staff. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

- d. **2025-011105-HDRB, 128 Camino Santiago:** Downtown & Eastside Historic District, contributing, John Padilla, agent for Josh Gonzales, owner, proposes an amendment to case 2023-007678-HDRB by constructing a 162 sq. ft. portal to a height of 10'-6" where the maximum allowable height is 13'-3", replace windows and doors, and other alterations. Exceptions are requested to 14-5.2(D)5(a) for replacing historic windows on a primary façade, 14-5.2(D)2(d) for constructing an addition within 10' of the primary façade, and 14-5.2(D)2(d) to exceed 50% of the historic footprint.

Ms. McCulley presented the case and staff recommendation. Staff found that all exception criteria were not met and recommended denial of the exception to 14-5.2(D)5(a) for replacing historic windows on a primary façade, the exception to 14-5.2(D)2(d) for constructing an addition within 10 feet of the primary façade, and the exception to 14-5.2(D)2(a) to exceed 50% of the historic footprint, as the exceptions do not comply with Section 14-5.2(D) General Design Standards for all Historic Districts and Section 14-5.2(e) to the Downtown and East Side Historic Design Standards.

Mr. Padilla, previously sworn in, reiterated the request to replace the existing windows with in-kind versions. Regarding the front door, while it had been previously noted as a historic element, the door is in fact non-historic, and the Board should consider its approval.

The seven-foot offset was chosen to avoid moving the existing doors from their approved location, which allows the portal to function without altering previously approved elements. However, the applicant would consider a 10-foot setback, although this adjustment would necessitate relocating the existing doors as outlined in the approved plan.

Public Comment:

Colleen Gavin, previously sworn in, requested that the easement continue to serve as both a parking area and a fire lane, and that any future proposals respect these uses.

Ms. Beninato, previously sworn in, reiterated her prior comments, noting that the Board has already granted multiple exceptions. The proposed extensive glass on the west side

would increase heat gain. Alternative methods for mitigating heat, such as window shades or changing openings, should be considered.

Onesimo Vigil, previously sworn in, expressed confusion with the ongoing process, noting it has spanned several years, and questioned the consistency of window replacements. While some windows will remain historic, new, energy-efficient windows will be added elsewhere, potentially creating a visual mismatch. It was requested that the Board reconsider approval of the front door, which has been replaced multiple times and is non-historic.

Member Mather departed the meeting at 7:42 p.m.

The Board acknowledged that the previous door approval rejection must hold merit and that the applicant was within their right to appeal, but they did not.

Board Action:

Member Bienvenu moved in case 2025-011105-HDRB at 128 Camino Santiago to deny the exception to 14-5.2(D)5(a) for replacing historic windows on a primary façade, the exception to 14-5.2(D)2(d) for constructing an addition within 10 feet of the primary façade, and the exception to 14-5.2(D)2(d) to exceed 50% of the historic footprint, as well as other elements of the project presented in the application, for the reasons presented by staff. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

- e. **2025-011108-HDRB, 532 Calle Corvo:** Downtown & Eastside Historic District, non-contributing, John Padilla, agent for Susan McShane Salomone, owner, requests status review with primary façade(s) designation if applicable.

Mr. Duran presented the case and staff recommendation for the historic status of the main residential structure, garage, and southern yard wall to be upgraded to contributing and designating the east façades of each structure as the primary façades numbers one and two on the façade diagram per Section 14-5.2(C) designation of significant, contributing, and non-contributing status within the Historic Districts.

Mr. Duran confirmed that the wood, along with altered windows, doorways, and the middle garage door, is non-historic and should be excluded from the primary façade designation. Although Mr. Murphy's report does not address the walls, aerials show they were present as of 1968, although the north and east sides are unclear. By 1985, the southern boundary wall was present with fencing along the streetscape.

Mr. Padilla, previously sworn in, noted that several improvements were made by the previous owner after 2015, including the addition of the north wall and the replacement of the portal's metal posts with heavy beams. Only a portion of the south wall is indicated in the façade diagrams, and the CMU wall, which has been in existence for over 50 years,

does not add historic significance and should be considered non-contributing. The east and west walls were built more recently with modern materials.

Regarding the garage, as the original architectural features no longer exist, it should be non-contributing, as is the neighboring unit.

Public Comment:

Ms. Beninato, previously sworn in, emphasized that each property should be evaluated individually, and past precedent should not dictate current decisions. Rear garages were typical of specific historic periods and may be considered contributing if consistent with original openings. Similarly, block walls, used before 1950, can be historically significant, despite not being made of adobe. While the primary façade is generally the front, the façade featuring a single window may also warrant consideration as a contributing element.

Mr. Al, 530 Calle Corvo, Santa Fe, was sworn in. Mr. Al noted that the garages at 532 and 530 Calle Corvo share a back wall and have a zero-lot-line configuration, with shared interior and west-side walls. The garage at 530 Calle Corvo was deemed non-contributing on September 9, 2025. Although plans for that structure are unclear, it has historically served as a residence.

Mr. Moquino added that a wall, fence, maintenance and repairs were approved by the historic preservation division in 2016.

Board Action:

Member Cherry moved in case 2025-011108-HDRB at 532 Calle Corvo to follow staff recommendations to revise the designated structure as contributing, identify façades one and two on the east side as primary façades, designate the south wall as contributing, designate the garage as contributing, with its east façade as primary, and elevating the property's status from non-contributing to contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

- f. **2025-011122-HDRB, 121 E. Santa Fe Ave.:** Don Gaspar Area Historic District, significant, Brett Trusko, agent for the Trusko Living Trust, owner, requests approval for a 40 sq. ft. addition to the primary façade to a height of 13'-0" where the maximum allowable is 18'-3" and other minor alterations. An exception is requested to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade.

Mr. Duran presented the case and staff recommendation. Staff found that all exception criteria were met and recommended approval of the addition to the primary façade and other elements of the application as they comply with 14-5.2(D)2(d) General Design Standards for all Historic Districts and 14-5.2(H) Don Gaspar Area Historic District Design

Standards, and that 14-5.2(CF) restoration of status: If a property owner makes changes to a structure without the proper city approvals which result in the lowering of the structure status, staff or the Board may require the property owner to restore the structure such that its former status is restored.

Mr. Duran confirmed that no repairs or upgrades were to be completed without Board approval, as the structure is significant, but between 38 to 40 square feet of structure were added. The owners purchased the home in 2022, and the initial discussions regarding repairs were tabled for approximately eight months. None of the tabled items is being brought to the Board at the meeting. The completed work may impact the property's designation as a state and nationally registered historic site. In such cases, the Board could consider restoring the property's status if its significance is diminished.

Ms. Lamboy advised that such a restoration is not automatically required and that the Board must assess whether the proposed work harms the structure's historic status.

The Board noted that the lack of accurate documents and photographs complicates the decision-making process, as it is unclear which sections of the property were altered and when. Although professional drawings are not required, the submitted documents appear to be inaccurate, and elevation drawings would be helpful, as well as details showing what the railings and other elements would look like. The unpermitted alterations should be addressed.

Kirsten Trusco, 121 East Santa Fe Avenue, was sworn in. Ms. Trusco advised that the home was purchased in May 2023 with the intention of restoring it in accordance with preservation standards. When purchased, the roof was actively leaking, and the walls were severely damaged. One corner of the structure was particularly compromised due to a poorly executed addition, possibly from the 1970s, which had resulted in structural issues and unsanitary conditions, including a rodent infestation. Some items, such as the deck, were repaired, according to the home insurer's request. The approved roofing plan necessitated an extension of the roofline to rectify a problematic curve that contributed to wall deterioration. It was believed that all corrective work was included in the approved scope.

The shingled portion of the structure was intended to match neighboring homes. Verbal guidance had been received regarding the shingles, but not formal written approval.

The Board expressed concern over the addition of four windows, which drastically affects the façade.

Public Comment:

Ms. Beninato, previously sworn in, noted inconsistencies between the drawings and site photographs. The added shingles and other modifications compromise the historic integrity of the house and are incompatible with its character. The window HVAC unit

should be removed. Wooden railings or picket-style designs better match the area's historic aesthetic. The emergency repair procedures could have been followed without extending or altering the wall, and the alterations may warrant reconsideration of the property's historic status and related tax credits.

Board Action:

Member Aguilar Medrano moved in case 2025-011122-HDRB at 121 East Santa Fe Avenue to postpone the decision to November 18, 2025, staff to compile all work that has been done without approval, work to be indicated on revised drawings, applicant work with staff to ensure that the drawings comply with the requirements as outlined including a site plan, light fixtures. Member Cherry seconded with a friendly amendment that accurate drawings of the structure to scale be provided to include floor plans. The motion passed with the Board voting unanimously (4-0).

The Board requested that staff compile information on all unapproved alterations indicated on the revised drawings and ensure that the drawings comply with requirements.

9. Discussion Items

There were no discussion items.

10. Matters from the Board

There were no matters from the Board.

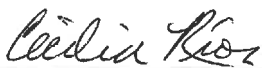
11. Next Meeting

The next meeting date is October 14, 2025.

12. Adjournment

Member Degnan moved to adjourn. Member Cherry seconded. The vote passed unanimously, and the meeting was adjourned at 9:12 p.m.

Minutes prepared by Lorena Araujo of Minutes Solutions Inc.



Cecilia Rios, Historic District Review Board Chair

Date