



**Regular Meeting of the Historic
Districts Review Board
April 14, 2026, at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue**

Meeting Minutes

View meeting on City YouTube: <https://www.youtube.com/watch?v=hEPvax2r3lY&index=25>

Call to Order

Chair Rios called the regular meeting of the Historic Districts Review Board to order at 5:31 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
Ms. Madeleine Aguilar Medrano
Mr. Joe Simmons

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
Ms. Amanda Romero, Senior Planner
Ms. Mariah Kavanaugh, Planner Technician

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

Mr. Moquino advised that case 2026-012127-HDRB, 1379 Cerro Gordo Road, has been postponed. Chair Rios requested that case 2026-012126-HDRB, 515 Paseo de Peralta, be moved to the beginning of New Business.

Member Degnan moved to approve the agenda as amended. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (6-0).

3. Approval of Minutes

There were no minutes to approve.

4. Approval of Findings of Fact and Conclusions of Law

There were no findings and conclusions to approve.

5. Matters from the Public

Elizabeth West, 318 Sena Street, Santa Fe, expressed appreciation for the Board's work and welcomed Member Simmons.

Stefanie Beninato, P.O. Box 1601, Santa Fe, speaking via teleconference, expressed concern that City Council may be planning to revamp the Board and suggested that the Board investigate the matter.

6. Staff Communications

- a. **2026 Santa Fe Heritage Preservation Awards:** Ms. Romero will send the Board a list of completed projects that are eligible for nomination for the 2026 Santa Fe Heritage Preservation Awards. A field trip to the project sites is planned for April 28, 2026. The awards ceremony is scheduled for May 21, 2026.
- b. **Member Leaving the Board:** Chair Rios announced that Member Aguilar Medrano will be leaving the Board after the current meeting.

7. Old Business

- a. **2025-011228-HDRB, 927 Canyon Road, Downtown & Eastside Historic District, Non-Contributing.** Joseph Gonzalez, owner, proposes to construct a 576-square-foot carport addition to a height of 10 feet, where the maximum allowable is 18 feet and one inch.

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 the staff recommendation, noting that the case falls under the old code. Staff recommended approval of the proposed project and found that the application complies with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

Joseph Gonzalez, the owner, 927 Canyon Road, Santa Fe, was sworn in.

Chair Rios inquired whether the structure would have corbels and vigas. Mr. Gonzalez responded that it would have four posts and a roof. The design was changed to add corbels and carving to the posts.

Member Bienvenu acknowledged that the applicant had likely redesigned the project to make it more interesting to the Board and had not known what the Board was looking for. Heavily carved columns are common in Taos but not Santa Fe. He suggested that the design be simplified. Mr. Gonzalez responded that he would prefer round vigas over the carved posts.

Public Comment:

Stefanie Beninato, P.O. Box 1601, Santa Fe, was sworn in. Speaking via teleconference, she inquired regarding the color and noted that the proposed carport would be visible from the street.

Board Action:

Member Bienvenu moved in case 2025-011228-HDRB at 927 Canyon Road to approve the project as submitted, with the condition that the posts be changed to non-carved posts, per the applicant's preference, with staff authorized to approve round vigas or square posts. Member Degnan seconded. The motion passed with the Board voting unanimously (6-0).

8. New Business

- a. **2026-012126-HDRB, 515 Paseo de Peralta, Downtown & Eastside Historic District, Significant.** Rebecca Wood, agent for George and Tina Feghali, owners, proposes to construct a 3,470-square-foot addition to a height of 24 feet where the maximum allowable is 23 feet. Exceptions are requested to Sections 14-4.6(E)(2)(III)(a) to exceed the maximum allowable height, 14-4.6(E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade, and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint.

Ms. Romero presented the case and staff recommendation. Staff found that the exception criteria have been met and recommended approval of the exception to Sections 14-4.6(E)(4)(II) for removal of historic materials, 14-4.6(E)(2)(II)(a) for constructing an addition on a primary façade, and 14-4.6(E)(2)(II)(c) for an addition exceeding 50% of the historic footprint. Staff also recommended approval of the other elements of the application, as

they comply with Sections 14-5.2(D) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Historic District Design Standards.

Chair Rios inquired whether staff believed that the proposed two-story addition would overpower the existing significant house from a street view. Ms. Romero responded that the addition would be partially visible from the west; however, other buildings that are taller than the existing house are also visible due to the slope. The addition would also be visible from the east. She does not believe the addition would overpower the existing house, and that the house would remain significant.

Chair Rios inquired regarding the proposed fence and whether digging would be necessary. Ms. Romero responded that she believes the proposed fence is no higher than the four-foot existing wall and that digging would be necessary; the Architectural Review Committee would need to approve the digging.

Member Biedscheid inquired whether the proposed smooth stucco finish would compromise the character of the existing significant house. Ms. Romero responded that it would not, as the stucco proposed addition would be the same color as that of the house but in a different finish to differentiate the buildings.

Member Biedscheid inquired regarding the proposed fence and pedestrian gate. Ms. Romero responded that the applicant wishes to recreate a fence that was present in 1915. The pedestrian gate is set back from the fence, at the top of the steps. There is a second opening on the east side.

Member Bienvenu inquired regarding the footprint of the proposed structure compared to its permitted footprint without an exception.

Rebecca Wood, the applicant, 909 Rio Vista, Santa Fe, was sworn in. She shared a presentation, noting that historical photos were used to track the property's evolution. The gate and fence will feature fenestration. Fences with less fenestration are set further back from the street as part of the more private stucco walls. Due to the steep slope, much of the first story will be buried, and the addition will be as concealed as possible behind the historic house. The remaining portion of the significant house has a footprint of 1,560 square feet, meaning that, per the 50% rule, the addition would be permitted a footprint of 780 square feet without an exception. The proposed footprint is currently 1,734 square feet.

Chair Rios inquired whether all the windows on the proposed addition would be complementary to the existing house rather than modern and whether there would be visible rooftop equipment. Ms. Wood showed images of the existing and proposed windows and doors, noting that the proportions would be consistent around the building. The only large windows would be visible only from the courtyard. There will be no visible rooftop equipment.

Member Simmons inquired how the existing brick coping would be rehabilitated and how the brick coping on the proposed addition would compare. Ms. Wood responded that the original coping was covered in stucco and painted to resemble brick. During the rehabilitation process, the architectural team will determine whether the coping should remain as it is or return to brick, which is the applicant's preference. The coping on the proposed addition would be precast masonry in the same colors and proportion as that on the existing house, with distinct detailing. The team will work with fabricators to add shadow lines that complement that of the existing house without being exactly the same.

Member Bienvenu suggested that the proposed addition be further differentiated from the existing house, such as by a different color, and inquired whether the owner requires the proposed square footage. Ms. Wood responded that the square footage includes a garage, a guest suite, and two art studios. Ms. Lamboy added that the applicant can, by right, build the garage, guest suite, and art studios as detached accessory units but chose to incorporate them into one addition.

Member Simmons acknowledged that it might be preferable to integrate the garage and guest suite and suggested that the calculation of the footprint be revised to differentiate between the living space and integrated accessory units. He requested clarification on the exception criteria. Mr. Ruybalid responded that the three criteria to grant an exception to a design standard are prevention of hardship, demonstrating compliance with certain criteria, and strengthening the heterogeneous character of the city. Ms. Lamboy noted that the area occupied by the garage and guest suite is approximately 1,000 square feet.

Member Cherry inquired regarding the proposed dimensions of the windows and components compared to those of the historic house. Ms. Wood responded that she is unsure of the proposed dimensions but that the muntin sizes are expected to match; she expressed a belief that the code grants some flexibility.

Member Biedscheid inquired whether there was an option to minimize the size of the garage, as its design makes it appear larger than it is. Ms. Wood responded that the decision to align with the existing parapet was made to show respect for the existing structure. The massing can be considered. The railing around the roof deck is stucco, topped with a coping equivalent. The door next to the garage door leads to the guest suite upstairs.

Public Comment:

Elizabeth West, 318 Sena Street, Santa Fe, was sworn in. She noted that the garage door appeared to be too large and expressed agreement with the Board's suggestions.

Davendra Narayan, 924 Shoofly Street, Santa Fe, was sworn in. He noted that there is space to construct accessory structures but that it would be more aesthetically pleasing to integrate them into one building that is mostly hidden behind the existing house. He noted that surrounding homes are taller than the significant house.

Ms. Beninato, previously sworn in, stated via teleconference that the applicant had not demonstrated hardship, the structure appeared large, and the picket fencing should have a pointed top.

Anthony Guida, 1711 2nd Street, Santa Fe, was sworn in. Speaking via teleconference, he expressed appreciation to the applicants for the design, which is hidden behind the existing home, allowing it to retain its identity. He noted that the addition would not damage the character of the streetscape and would contribute to the heterogeneous nature of the district.

Member Biedscheid noted that the addition is large but does not compromise the existing house.

Member Bienvenu inquired regarding staff's statement that an exception was not needed for the additional height. Ms. Lamboy responded that the Board is authorized to determine that the additional height is allowed due to circumstances, in which case an exception would not be required.

Chair Rios suggested that the case be postponed rather than denied, thereby providing time for the applicant to draft a redesign, possibly with the assistance of a Board subcommittee.

George Feghali, the owner, 310 Otero Street, Santa Fe, was sworn in. He stated that he and his wife had wanted to purchase the property for years. They wish to make the home comfortable for themselves, which includes accessibility concerns. The guest house is intended for caregivers. He expressed willingness to postpone the case and work with the Board on matters including height.

Member Biedscheid noted that the subject site is zoned R-21, meaning multi-family residences are allowed. She noted that the design in question was more attractive than the condominiums that were approved nearby.

Board Action:

Member Biedscheid moved in case 2026-012126-HDRB at 515 Paseo de Peralta to approve the application as submitted, noting that all exception criteria have been met, as noted by staff. Member Simmons seconded. The motion failed (2-4).

Member Bienvenu moved in case 2026-012126-HDRB at 515 Paseo de Peralta to postpone the case to a date certain and allow the applicant to conduct further discussions on the design with a subcommittee, to be appointed by the Board Chair in the interim. Member Degnan seconded. The motion passed (5-1).

Chair Rios appointed Member Simmons and Member Degnan to the subcommittee.

- b. **2026-012103-HDRB, 1121 and 1123 Paseo de Peralta, Downtown & Eastside Historic District, Contributing.** Architectural Alliance, agent for KCS Oil and Gas LLC, owner, requests status review and primary façade designation, if applicable, for two structures, yard walls, and a shed.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the 1121 Paseo de Peralta structure be maintained as contributing with the north and west façades, including the portal and pony walls, and excluding the non-historic windows and doors, as primary (see Figure 8 Façade Diagram, R1, R2, R3, and R8), and that the yard walls along the street be designated as contributing. Staff recommended that the historic status of the 1123 Paseo de Peralta structure be maintained as contributing with the north façade, including the portal, and the east side of the 1931 addition up to the chimney feature, and excluding the non-historic windows and doors, as primary (C1 and C2), and that the shed and yard walls at the rear of the property be designated as non-contributing per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios inquired who had determined that the windows and doors were non-historic. Ms. McCulley responded that the historic cultural properties inventory (HCPI) mentions some of them. Staff believes that all of the doors at 1123 Paseo de Peralta were replaced at some point, and some windows were changed. There was no window assessment.

Hunter Redman of Architectural Alliance, Inc., the applicant, 612 Old Santa Fe Trail, Santa Fe, was sworn in. She noted that a window and door assessment was recently performed and would be submitted to the Board when doors and windows require replacement or repair. She agreed with the staff recommendations.

Public Comment:

There was no public comment.

Board Action:

Member Cherry moved in case 2026-012103-HDRB, regarding 1121 Paseo de Peralta, to maintain the structure as contributing, with the northwest façades, which are designated as R1, R2, R3, and R8 in Figure 8, including pony walls, excluding the non-historic windows and doors, as primary, per the staff recommendation. Member Biedscheid seconded. The motion passed with the Board voting unanimously (6-0).

Member Cherry moved in case 2026-012103-HDRB, regarding 1123 Paseo de Peralta, to accept staff's recommendation that the status be maintained as contributing, with the north façades, including the portal, and the east side of the 1931 addition up to the chimney feature, excluding the non-historic windows and doors, be designated as primary, indicated in Figure 8 as C1 and C2, and that the shed and yard walls be designated as non-contributing. Member Biedscheid seconded. The motion passed with the Board voting unanimously (6-0).

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- c. **2026-012125-HDRB, 216 Maynard Units A and B, Westside-Guadalupe Historic District, Non-Contributing.** Green Image Construction, agent for Jennica Kilbride, owner, requests status review with primary façade designation, if applicable, for two structures.

Ms. Romero presented the case and staff recommendation. Staff recommended that the historic status of 216 Maynard Unit A be designated as contributing, with the east façade 1, south façades 2, 3, 4, and 5, and north façade 11 designated as the primary façades. Staff also recommended that the historic status of the 216 Maynard Unit B structure be designated as contributing with the east façade 1 as the primary façade, excluding non-historic materials, per Section 14-4.6(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Member Bienvenu noted that, per code, chain-link fences are not allowed along street frontages in this district. Ms. Romero noted that this is currently correct; however, the neighborhood historically had them. Ms. Lamboy added that the Board may choose to retain chain-link fences that are proven to be historic; however, new chain-link fences are not permitted if publicly visible.

Sergio Nuñez, the applicant from Santa Fe, was sworn in. He agreed with the staff recommendation and noted that he would like to replace the chain-link fence with a pony wall.

Public Comment:

Ms. Beninato, previously sworn in, expressed agreement with Member Bienvenu's comments regarding non-conforming fences.

Board Action:

Member Biedscheid moved in case 2026-012125-HDRB at 216 Maynard Units A and B to accept staff's recommendation to designate both buildings as contributing, with primary façades on Unit A designated as east façade 1, south façades 2, 3, 4, and 5, and north façade 11, and primary façade on Unit B designated as east façade 1, excluding non-historic materials. Member Degnan seconded. The motion passed with the Board voting unanimously (6-0).

- d. **2026-012128-HDRB, 640 Camino de la Luz, Downtown & Eastside Historic District, Non-Contributing.** Jeffrey Seres, agent for Debbie Utley, owner, requests status review with primary façade designation, if applicable.

Ms. Romero presented the case and staff recommendation. Staff recommended that the historic status of the structure be upgraded to contributing with façades 1, 5 (excluding non-historic windows), 8, 9, 10, and 11 (excluding non-historic material) as primary per

Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Jeffrey Seres, the applicant, Lorenzo Road, Santa Fe, was sworn in. He noted that, per the HCPI, the footprint of the house was present in 1960; however, most of the windows and doors were replaced in the early 1990s. The house was restuccoed in 2006. It is difficult to establish the building's original appearance. He noted that historian John Murphey recommended that the building be designated as non-contributing. He questioned the staff recommendation of façades 10 and 11, which are not publicly visible, as primary.

Public Comment:

Ms. Beninato, previously sworn in, expressed agreement with the staff recommendation.

Board Action:

Member Bienvenu moved in case 2026-012128-HDRB at 640 Camino de la Luz that staff's findings be adopted that the structure should be upgraded to contributing due to its footprint being intact since at least 1960, and that façades 1, 5, 8, and 9 be designated as primary per staff's recommendation, excluding non-historic materials, and that façades 10 and 11 not be designated as primary. Member Simmons seconded. The motion passed (5-1).

- e. **2026-012104-HDRB, 728 Agua Fria Street, Unit F, Westside-Guadalupe Historic District, Non-Contributing.** Jason Herrera, agent for Chris Corbett, owner, requests status review with primary façade designation, if applicable.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure be retained as non-contributing due to lack of historic integrity of design and materials, per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chris Corbett, the owner, 2947 Northwest 66th Street, Oklahoma City, Oklahoma, was sworn in. Speaking via teleconference, he agreed with the staff recommendation and inquired regarding the next steps in acquiring the necessary permits to perform work on the structure. Chair Rios instructed him to speak with staff regarding the next steps.

Public Comment:

There was no public comment.

Board Action:

Member Aguilar Medrano moved in case 2026-012104-HDRB at 728 Agua Fria Street, Unit F, to adopt staff's recommendation and maintain the building as non-contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (6-0).

- f. **2026-012105-HDRB, 1103 Canyon Road, Downtown & Eastside Historic District, Contributing.** Thomas Gifford Architect LLC, agent for GypHills, LLC, owner, requests status review with primary façade designation, if applicable.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure be maintained as contributing, with the south façade, excluding the non-historic windows, glass block, and attached additions, as the primary (R1), that the south property yard wall be designated as contributing, and that the north, west, and east yard walls be designated as non-contributing per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Chair Rios inquired why the staff recommended designating the front wall as contributing and the other walls as non-contributing. Ms. McCulley responded that the openings on the front wall are original. The other walls are not public-facing. The rear wall on the north is publicly visible, but the niches are only visible to the interior courtyard.

Member Simmons inquired whether the stuccoed chimney on the primary façade was included as contributing. Ms. McCulley responded that it was.

Thomas Gifford, the applicant, was sworn in. He agreed with Mr. Murphey's report.

Public Comment:

There was no public comment.

Board Action:

Member Biedscheid moved in case 2026-012105-HDRB at 1103 Canyon Road to adopt staff's recommendation to maintain the structure as contributing, with the south façade, identified in the staff report as R1, excluding non-historic windows, glass block, and other additions, as primary, to designate the south property yard wall as contributing, and to designate the north, east, and west yard walls as non-contributing. Member Aguilar Medrano seconded. The motion passed with the Board voting unanimously (6-0).

- g. **2026-012127-HDRB, 1379 Cerro Gordo Road, Downtown & Eastside Historic District, Non-Contributing.** Steve McCormick, agent for Wendy Lau, owner, proposes to construct a 1,240-square-foot casita and 225-square-foot carport addition to a height of 11 feet four inches, where the maximum allowable height is 21 feet six inches.

This case was postponed.

- h. **2026-012106-HDRB, 423, 431, and 435 Arroyo Tenorio, Downtown & Eastside Historic District, Contributing.** Gayla Bechtol, agent for Klinefelter/Feliz Properties, owner, requests status review with primary façade designation, if applicable, for three structures.

Ms. McCulley presented the case and staff recommendation. Staff recommended that the historic status of the structure at 431 Arroyo Tenorio be downgraded to non-contributing, and that 423 Arroyo Tenorio, 435 Arroyo Tenorio, 435A Arroyo Tenorio, and the street-facing yard wall be designated as non-contributing due to age, per Section 14-04.06(C) Designation of Significant, Contributing or Noncontributing Status Within Historic Districts.

Gayla Bechtol, the applicant, 320 Aztec Street, Santa Fe, was sworn in. She agreed with the staff recommendation.

Chair Rios inquired when the street wall was built. Ms. McCulley responded that the front yard wall was reconstructed in 1994.

Public Comment:

Ms. Beninato, previously sworn in, stated via teleconference that she does not understand why the status was to be downgraded if some of the changes were approved by the Board.

Ms. Lamboy noted that there were issues with the previous property owner in the 1990s, who often did not follow the Board's decisions.

Chair Rios inquired whether the footprints had been changed. Ms. McCulley indicated the original footprint of 431 Arroyo Tenorio and the addition on the slide.

Board Action:

Member Aguilar Medrano moved in case 2026-012106-HDRB at 423, 431, and 435 Arroyo Tenorio to downgrade the status of 431 Arroyo Tenorio to non-contributing, per staff's recommendation, to designate 423 and 435 Arroyo Tenorio as non-contributing due to age, and to designate the street-facing yard wall as non-contributing due to age. Member Degnan seconded. The motion passed (5-0).

Member Cherry abstained from the vote.

- i. **2026-012107-HDRB, 425 Camino Don Miguel, Downtown & Eastside Historic District.** Archaeo Architects, agent for Gerald and Kris Ronningen-Ferrich, owners, proposes to construct a 2,479-square-foot residence to the maximum allowable height of 14 feet with a connected 316-square-foot pergola on a vacant lot.

Ms. McCulley presented the case and staff recommendation. Staff recommended approval of the proposed project with the condition that the applicants obtain their archaeological clearance before submitting for their construction permit, and found that the application complies with Sections 14-4.6(E) General Design Standards for all Historic Districts, and 14-4.6(G)(2) Downtown and Eastside Design Standards.

Chair Rios inquired regarding the distance of the proposed home to the north property line. Member Cherry responded that it is nine feet and eight inches.

Member Biedscheid requested an estimate of the lot coverage. Ms. McCulley responded that it is listed in the planning and zoning resource (PZR) report.

Member Aguilar Medrano inquired regarding the public visibility of the façades, particularly the west and north, and regarding the radius of the corners. Ms. McCulley responded that the west façade would be publicly visible, facing the street. The north façade should be visible only to the neighbors.

Bradyn Furry, the applicant, was sworn in. He noted that the owners, who currently reside at 423 Camino Don Miguel, intend to construct the new home as their primary residence and maintain their current home as a casita, thereby creating a compound, which is traditional in the area. The character of the proposed home will match that of 423 Camino Don Miguel, including the rounding of the corners, the window cladding, the off-white color under the portal, the staining, and the stucco color. He has considered the neighbors' concerns and demonstrated that the height of the proposed structure would not impact the amount of sunlight that reaches the neighboring homes even on the shortest day of the year, given the height of the neighbors' coyote fencing. The slope of the natural grade occurs outside the property line. The owners intend to add two buried 2,500-gallon cisterns to capture the roof runoff water and use it for irrigation. The lot coverage is proposed to be 34%, compared to the permitted coverage of 40%. The archaeological survey is in progress.

Public Comment:

Dreah LaRue, 409 Camino Don Miguel, Santa Fe, was sworn in. She stated that she was speaking for herself and her neighbor, Pamela Kelly, who is out of the country. She noted that their properties were four or five feet lower than the subject site, which makes the proposed 14-foot structure appear higher. They are not convinced that the proposed structure would not impact the amount of sunlight their gardens would receive, and Ms.

Kelly requested that the maximum allowable height in the neighborhood be changed to 13 feet.

Chair Rios noted that the Board's purview does not cover neighbors' viewscales. Mr. Ruybalid confirmed that this matter is not a protected property interest.

Ms. West, previously sworn in, inquired regarding the corner radius and noted that the proposed structure would be a good addition to the neighborhood.

Ms. Beninato, previously sworn in, noted via teleconference that the proposed structure was carefully thought-out and meets the land use requirements.

Ron Simmons, 133 Via Alegre Street, Santa Fe, was sworn in. He identified himself as a contractor who remodeled Ms. LaRue's home and noted that the slide showing the distance of the proposed structure from Ms. LaRue's home is inaccurate.

Member Bienvenu inquired whether the rule stating that openings must be at least three feet from corners on publicly visible façades had been followed. He noted that if it had not, an exception would be required. The applicant responded that he believed the exception was only for windows.

Member Aguilar Medrano noted that some of the windows on the northwest corner, as well as the entry door, may also be less than three feet from a corner. The applicant responded that the north façade is not publicly visible. The distance from the garage door to the corner is 18 inches. Ms. Lamboy responded that the code need not be applied to façades that are not publicly visible.

Member Bienvenu requested confirmation that the case could not be determined at the current meeting if an exception was needed and had not been noticed. Ms. Lamboy responded that this is correct.

Mr. Ruybalid noted that the three-foot rule applies to recent Santa Fe-style buildings, not to old Santa Fe-style buildings. The features of these styles have been debated.

Member Simmons noted that the proposed structure appeared to imitate the old Santa Fe-style. Ms. Lamboy noted that the previous manager interpreted old Santa Fe-style and recent Santa Fe-style to be more materials-based. She suggested that the case be postponed to allow staff to review the exceptions.

Member Cherry noted that the minimum side setback is five feet and suggested that the applicant expand the garage footprint into that setback to obtain an additional 18 inches. The applicant agreed that the suggestion was feasible and noted that the postponement was acceptable. The Board suggested that the application be approved with conditions due to the existence of a feasible solution.

Board Action:

Member Bienvenu moved in case 2026-012107-HDRB at 425 Camino Don Miguel to approve the application with the conditions that archeological clearance be received before seeking a building permit, that the applicant's representations be incorporated into the approval that the radii of all corners will be similar to those of 423 Camino Don Miguel within a margin no greater than 20%, that the windows have deep reveals from the exterior in the same manner as those of 423 Camino Don Miguel, and that all door and window openings on publicly visible façades be adjusted so that they are no closer than three feet to a corner. Member Cherry seconded. The motion passed with the Board voting unanimously (6-0).

9. Discussion Items

Member Cherry requested staff's opinion on the statement of the applicant for case 2026-012126-HDRB, 515 Paseo de Peralta, that window dimensions are flexible. Ms. Lamboy responded that the flexibility applies in cases where window options matching historic windows are unavailable. This matter is planned for discussion at a workshop that has been postponed.

Member Cherry requested clarification regarding how public visibility is determined; for example, rooftop condensers and solar panels are visible from hills. Ms. Lamboy responded that she would need to double-check the matter; however, she believes that visibility is determined based on the view from the addressed street, and from the intersecting street in the case of a corner lot. Visibility from public parks is often considered as well.

Member Bienvenu inquired whether his motion for case 2026-012126-HDRB at 515 Paseo de Peralta needed to indicate that the applicant must return with revised plans for approval. It was noted that this should be understood.

Member Biedscheid noted that the term "a date certain" in the motion for case 2026-012126-HDRB at 515 Paseo de Peralta was not defined. Ms. Lamboy responded that, because the date was not defined, the case will remain on the agenda until it is heard again.

10. Matters from the Board

Chair Rios instructed Member Simmons and Member Degnan to listen to the recording of the current meeting and take notes on what was discussed during the hearing of case 2026-012126-HDRB at 515 Paseo de Peralta so that they can ensure the design is revised per the Board's suggestions. Ms. Romero will email the members and applicant to schedule a meeting date.

11. Next Meeting

The next meeting date is April 28, 2026.

12. **Adjournment**

Member Bienvenu moved to adjourn. Member Cherry seconded. The vote passed unanimously, and the meeting was adjourned at 9:04 p.m.

Minutes prepared by Lori Goshert of Minutes Solutions Inc.

Cecilia Rios

Cecilia Rios, Historic Districts Review Board Chair

7.28.2026

Date