

**Historic Design Review Committee  
February 10, 2016  
Meeting Record**

**Members Present**

Becky Smith, Committee Chair, via telephone  
Suzanne Gershenson, Committee Member  
Tracy Spikes, Committee Member  
Jaime Embick, Secretary

**Others Present**

Anthony Quintana, Applicant  
Nick Chavez, Applicant's Representative  
Mischa Larisch, Applicant's Representative  
Wayne Brown, Prospective Buyer  
Lynette Brown, Prospective Buyer  
\*\*Public sign-in sheet attached as Appendix A\*\*

**Members Absent**

Steven Shelendich, Vice-Chair

The meeting was called to order at 2:02 PM.

**Approval of Minutes:**

Jaime moved to approve the Minutes of the January 27, 2016 regular meeting as written. Suzanne seconded and the motion passed by unanimous voice vote of 4/ 0. Jaime moved to approve the Minutes of the February 2, 2016 special meeting with one typographical error correction. Suzanne seconded and the motion passed by unanimous voice vote of 4/ 0.

**New Business:**

**HD 16-03:** Certificate of Compliance for the renovation of the commercial property addressed as 101 College Avenue. The applicant is the owner, Ronald Quintana.

Nick Chavez Jr. stated that the roof will be constructed over the existing posts and the shingled portion of the patio roof will also be changed to metal roofing. The roof will have a low pitch and the sides and drip edge will be the only parts visible from the street.

Suzanne asked what will be done for drainage. Mr. Chavez stated that a gutter and downspout will be installed.

Suzanne moved to approve the project as submitted. Jaime seconded and the motion passed by a voice vote of 3/0. Tracy did not vote as he arrived during the presentation by Mr. Chavez.

**HD 16-02:** Certificate of Compliance for the demolition of the residence located at 205 S. Arizona Street. The applicant is the owner, Rita Abeyta.

Mischa Larisch presented the information for Ms. Abeyta as she lives out of town. Mr. Larisch stated that the property was listed for sale and the prospective owners want to demolish the home and build a new residence.

Tracy asked what the public notice requirements are for the demolition. Jaime stated that because this is not a public hearing, the legal notice and agenda are posted online, in the newspaper and at Town buildings. The neighbors are not notified as they are for public hearings. Lee Gruber, who lives at 209 West Bremen, stated that the house at 205 South Arizona serves as her retaining wall and if the house is demolished it will affect her property.

Mr. Larisch stated that the prospective buyers have no intention of keeping the house and questions if they are responsible for the neighbor's situation with the lack of a retaining wall.

Suzanne stated that she understands Ms. Gruber's concern about her property. She stated a new retaining wall could be built. Ms. Gruber stated that she likes the house being there and that it is historically significant.

Carol Beth Elliott stated that she has previously lived across the street from the house and read a letter from Sara Boyett who is also a neighbor. The letter is attached as Appendix B and a petition submitted by Ms. Elliott is attached as Appendix C.

Susan Berry presented information about the property and her concerns for demolition. The paper is attached as Appendix D.

Jan Merchant stated she has lived south of 205 S Arizona for 20 years. She first heard about the subject property in Santa Fe because of its history and relation to the railroads. She stated she would miss the house if it were demolished and also stated "It belongs there".

Suzanne stated that she understands that people want to move into the district and that this house has somewhat been demolished by time. She is happy that new people are moving into the district and stated that this is never an easy decision. She stated that if left alone, the house may crumble but the 6 month waiting period may let someone step-up to save it.

Tracy asked how long the property was on the market before an offer was made. Mr. Larisch answered that it was on the market for two days before the offer was received.

Mr. Brown stated that he has lived in the area for 43 years and will be relocating from Arenas Valley. He knows the family that currently owns the property. He asked how the house is a benefit to the neighborhood or tourists if it is allowed to remain in its current state. Susan Berry stated that it is currently on the walking tour route. Mr. Brown also stated his concern that if demolition is denied, the owner will be left with a property she can't maintain or use.

Carol Beth Elliott stated that during the 6 month moratorium, the neighbors who want to buy the property will have time to discuss it. She also stated that while the family was living in the house, the neighbors often helped with repairs and that the house is listed on the State and National Registers as a significant structure.

Suzanne stated that she understands that personal finances may cause the need to sell the property and voiced her concern that at some point they have the right to sell if they can't find someone who wants to buy the property for restoration.

Susan Berry stated that there is no prohibition on selling the property. The neighborhood has lost so many structures already she is concerned for this one. She also stated that the owner should not assume that restoration is more expensive than demolition.

Tracy asked what happens at the end of the 6 month waiting period. Becky stated that the point is to explore other alternatives to demolition. She stated the list price of \$25,000 is low and others may want to buy the property to restore it.

Lynette Brown asked what the Committee's history is on demolition. Becky stated that one other demolition has come before the Committee and was approved. The house was not a significant structure and the stream under the home made repairs unlikely. She also stated that the owner had not yet demolished the home.

Becky asked the Browns if they would be willing to let someone else buy the house. Mr. Brown stated that he didn't want to answer that question.

Tracy moved to invoke the 6 month waiting period for the demolition request. Suzanne seconded and the motion passed by a unanimous voice vote of 4/0.

Jaime stated that the information about the property is in the Community Development Department if anyone is interested in reviewing it.

**Public Hearings:**

None

**Community/Public Input:**

None

**Committee Input:**

None

**Adjournment:**

Suzanne moved to adjourn the meeting and Tracy seconded. The motion passed by a unanimous voice vote of 4/0 and the meeting was adjourned at 3:00pm.

**Approved:**

Becky Smith,

Chair \_\_\_\_\_ Date: \_\_\_\_\_