



Agenda

CITY CLERK'S OFFICE

DATE 4/22/15 TIME 10:01am

SERVED BY [Signature]

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, April 28, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, April 28, 2015 at 5:30 P.M.

CITY COUNCIL CHAMBERS

****AMENDED****

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: April 14, 2015
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-05-061. 535 East Alameda Street Unit A (1&2).

Case #H-15-035. 535 East Alameda Street Yardwalls.

Case #H-15-022. 615 Acequia Madre.

Case #H-15-036. 558 Camino del Monte Sol.

Case #H-15-037. 867 Don Cubero Avenue.

Case #H-14-005. 1413 Paseo de Peralta.

Case #H-15-023. 465 Camino de las Animas.

Case #H-15-034A. 247 Anita Place.

Case #H-15-038. 571 Garcia Street.

Case #H-14-015. 793 Camino del Poniente.

- F. BUSINESS FROM THE FLOOR
- G. ACTION ITEMS

1. Case #H-05-179. 259 Las Colinas Drive, Lot 11. Downtown & Eastside Historic District. John Padilla, agent for Piedra Partners LLC, owners, proposes to amend a previous approval to construct a 3,075 sq. ft. single family residential structure to 16' high. (David Rasch).
2. Case #H-11-081. 449 Camino Monte Vista. Downtown & Eastside Historic District. Sommer Karnes & Associates, agents for Theodora Portago, owner, proposes to demolish a non-contributing residential structure and construct a 1,568 sq. ft. residential structure to a height of 18' where the maximum allowable height is 18'. An exception is requested to construct a pitched roof. (Section 14-5.2(D)(9)(d)). (David Rasch).
3. Case H-15-040. 209 Delgado Street. Downtown & Eastside Historic District. David Smith, agent for Ivo and Sally Nelson, owners, proposes to construct 6' high yardwalls and to replace a window with a French door on a non-contributing residential structure. (David Rasch).
4. Case #H-15-041. 442 Camino don Miguel. Downtown & Eastside Historic District. David Schutz, agent for Tom and Barbara Griego, owners, proposes to remodel a non-contributing residential structure, including raising parapets to a height of 11'4" where the maximum allowable height is 14'4". (Lisa Roach).
5. Case #H-15-042. 355 East Palace Avenue. Downtown & Eastside Historic District. Martinez Architecture Studio, agents for First National Bank of Santa Fe, Trustee, proposes to demolish a contributing residential structure. An exception is requested to demolish the structure. ((Section 14-5.2(D)(1)(a)). (David Rasch).

- H. COMMUNICATIONS
- I. MATTERS FROM THE BOARD
- J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.



Agenda

CITY CLERK'S OFFICE

DATE 4/9/15 TIME 11:10am

SERVED BY [Signature]

RECEIVED BY [Signature]

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, April 28, 2015 at 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2nd FLOOR CITY HALL

HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, April 28, 2015 at 5:30 P.M.

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: April 14, 2015
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-05-061. 535 East Alameda Street Unit A (1&2).

Case #H-15-035. 535 East Alameda Street Yardwalls.

Case #H-15-022. 615 Acequia Madre.

Case #H-15-036. 558 Camino del Monte Sol.

Case #H-15-037. 867 Don Cubero Avenue.

Case #H-14-005. 1413 Paseo de Peralta.

Case #H-15-023. 465 Camino de las Animas.

Case #H-15-034A. 247 Anita Place.

Case #H-15-038. 571 Garcia Street.

Case #H-14-015. 793 Camino del Poniente.

- F. BUSINESS FROM THE FLOOR
- G. ACTION ITEMS

1. Case #H-05-179. 260 Las Colinas Drive, Lot 4. Downtown & Eastside Historic District. John Padilla, agent for Piedra Partners LLC, owners, proposes to amend a previous approval to construct a 3,075 sq. ft. single family residential structure to 16' high. (David Rasch).
2. Case #H-05-172. 535 East Alameda Street Unit B (3&4). Downtown & Eastside Historic District. Aaron Bohrer, agent for Richard Yates, owner, proposes to remodel a non-contributing residential structure including a 324 sq. ft. 2-car garage, a 1,043 sq. ft. studio addition, a 453 sq. ft. second floor addition, a 1,138 sq. ft. accessory structure addition, and yardwalls. An exception is requested to exceed 20% non-stucco finish on a publicly-visible façade (Section 14-5.2(E)(2)(d)). (David Rasch).
3. Case #H-11-081. 449 Camino Monte Vista. Downtown & Eastside Historic District. Sommer Karnes & Associates, agents for Theodora Portago, owner, proposes to demolish a non-contributing residential structure and construct a 1,568 sq. ft. residential structure to a height of 18' where the maximum allowable height is 18'. An exception is requested to construct a pitched roof. (Section 14-5.2(D)(9)(d)). (David Rasch).
4. Case H-15-040. 209 Delgado Street. Downtown & Eastside Historic District. David Smith, agent for Ivo and Sally Nelson, owners, proposes to construct 6' high yardwalls and to replace a window with a French door on a non-contributing residential structure. (David Rasch).
5. Case #H-15-041. 442 Camino don Miguel. Downtown & Eastside Historic District. David Schutz, agent for Tom and Barbara Griego, owners, proposes to remodel a non-contributing residential structure, including raising parapets to a height of 11'4" where the maximum allowable height is 14'4". (Lisa Roach).

6. Case #H-15-026. 503 Johnson Lane. Downtown & Eastside Historic District. Built D&D, agent for Leslie Roundstream and Debra Hart, owners, requests a historic status review for a non-contributing residential structure. (David Rasch).
7. Case #H-15-042. 355 East Palace Avenue. Downtown & Eastside Historic District. Martinez Architecture Studio, agents for First National Bank of Santa Fe, Trustee, proposes to demolish a contributing residential structure. An exception is requested to demolish the structure. ((Section 14-5.2(D)(1)(a))). (David Rasch).

H. COMMUNICATIONS

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
April 28, 2015

ITEM	ACTION TAKEN	PAGE(S)
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as amended	1
D. Approval of Minutes April 14, 2015	Approved As amended	2
E. Findings of Fact & Conclusions of Law	Approved as presented	2
F. Business from the Floor	Statement made	3
G. Action Items		
1. <u>Case #H-15-179.</u> 259 Las Colinas Drive, Lot 11	Approved as submitted	3-6
2. <u>Case #H-11-081.</u> 449 Camino Monte Vista	Approved as presented	6-10
3. <u>Case #H-15-040.</u> 209 Delgado Street	Approved as presented	10-12
4. <u>Case #H-15-041.</u> 442 Camino don Miguel	Approved with conditions	12-15
5. <u>Case #H-15-042.</u> 355 East Palace Avenue	Denied	15-27
H. Communications	None	27
I. Matters from the Board	None	27
J. Adjournment	Adjourned at 7:30 p.m.	28

MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DISTRICTS REVIEW BOARD

April 28, 2015

A. CALL TO ORDER

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, Santa Fé, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Mr. Bonifacio Armijo
Mr. Edmund Boniface
Ms. Christine Mather
Mr. William Powell

MEMBERS EXCUSED:

Ms. Cecilia Rios, Vice Chair
Mr. Frank Katz

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Mr. Zach Shandler, Asst. City Attorney
Ms. Lisa Roach, Senior Historic Planner
Ms. Lani McCulley, Administrative Secretary
Ms. Lisa Martínez, Land Use Director
Mr. Carl Boaz, Stenographer

NOTE: All items in the Committee packet for all agenda items are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department.

C. APPROVAL OF AGENDA

Mr. Rasch had one change in the caption for the first case where the square footage should be 2,621 square feet.

Mr. Armijo moved to approve the agenda as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES:

April 14, 2015

Mr. Boniface requested the following changes to the minutes:

1. On page 13 where it should say, "Mr. Boniface noted on page 20 of this application, pertinent to a past case, the Board could see screening around the mechanical equipment which would also apply to 237 and 239 east DeVargas."
2. On page 22, second paragraph from the bottom, second sentence should say, "The wisteria is up high while the 3' straw bale wall is below."

Mr. Shandler requested a change on page 45 near the bottom where it should say, **"Mr. Boniface said he would deny covering the lintels on the south portal but approved removing the viga ends."**

Mr. Armijo moved to approve the minutes of April 14, 2015 as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

<u>Case #H-05-179.</u> 535 East Alameda Street Unit A	<u>Case #H-14-008.</u> 1413 Paseo de Peralta
<u>Case #H-15-035.</u> 535 East Alameda Street Yardwalls	<u>Case #H-15-023.</u> 465 Camino de las Animas
<u>Case #H-15-022.</u> 615 Acequia Madre	<u>Case #H-15-034A</u> 247 Anita Place.
<u>Case #H-15-036</u> 558 Camino del Monte Sol	<u>Case #H-15-038</u> 571 Garcia Street
<u>Case #H-15-037</u> 867 Don Cubero Avenue	<u>Case #H-14-015</u> 793 Camino del Poniente

Mr. Boniface moved to approve the Findings of Fact and Conclusions of Law as presented. Mr. Armijo seconded the motion and it passed by unanimous voice vote.

F. BUSINESS FROM THE FLOOR

Present and sworn was Ms. Stefanie Beninato, P. O. Box 1601 who wanted to bring up that two months ago the Board was going to have a hearing on terms that they use in making decisions and there was to be a public discussion on that but it didn't occur. There are certain terms like "hardship" that are used without any standards and there are others and the Board said they wanted to have public input. She asked what happened to that initiative. She asked the Board would schedule that discussion soon.

There was no further business from the floor.

G. ACTION ITEMS

1. **Case #H-05-179. 259 Las Colinas Drive, Lot 11.** Downtown & Eastside Historic District. John Padilla, agent for Piedra Partners, LLC, owners, proposes to amend a previous approval to construct a 2,621 sq. ft. single family residential structure to 16' high. (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

260 Las Colinas Drive (Lot 11) is a vacant lot in the subdivision. On July 9, 2013, the HDRB approved a Territorial Revival 3,075 square foot single-family residence at approximately 18' high, where the maximum allowable height is 18' 6".

Now, the applicant proposes to amend the previous approval with substantial design changes. The Territorial Revival style will be changed to a simplified Spanish-Pueblo Revival style with stepped massing and rounded edges and corners. A pitched roof portal will be retained in this design. The previously approved colors were elastomeric stucco in "Adobe Brown" and trim in "Linen". No changes to these colors were presented.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Mr. Rasch added that there are color changes shown in the packet.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. John Padilla, 301 Camino Artista, who said the reason for the changes to the previously approved application were from the owner's request for a style change that would make it a little more functional for the prospective buyer. There are color changes and he had nothing else to add.

Questions to the Applicant

Chair Woods asked if he had have the color changes with him.

Mr. Padilla said he wasn't asked to bring the colors to this meeting so he didn't have them with him.

Ms. Mather pointed out that on page 12 the colors were stated.

Mr. Padilla agreed. It was his sheet A-7.1 - the stucco is Pecos; the painted wood post and beams are not noted but he would use Sierra Pacific's Sierra Brown. All of the colors are earth tones.

Chair Woods asked about the color of the pitched roof.

Mr. Padilla said they had no color selected but it would be earth tone - not green or red or blue.

Chair Woods said the Board needs to know what it would be.

Ms. Mather said the light fixtures call out Santa Fé metal design metal sconce with patina on A 7.0.

Mr. Padilla said it is a fixture they have used previously and would continue to use in the subdivision.

He added that on A - 7.1 the stucco is stated as Pecos; the stain is Behr Walnut and the roof color is "Flintastic Resawn Shake."

Ms. Mather asked if Mr. Rasch had a sample of Pecos color.

Mr. Rasch agreed and provided it.

Chair Woods said Pecos is an accepted color.

Mr. Armijo referred to the north elevation and asked what that massing that looks like a chimney with something behind it was.

Mr. Padilla said it is the chimney at 18'. The parapet behind it is the living room mass that is higher than the dining room mass.

Mr. Armijo noted he had taken all the trim out and now it is as plain as can be. Previously it had a garage and overhangs and parapets. He wondered if these changes were to lower the cost. He was not sure what style you would call that with a pitched roof in the middle and Pueblo style on the back side.

Mr. Padilla said those changes were desired by the buyer. It is a simplification but the proposed has more of a massing, more of a detail indicative of the style itself. The parapet, as approved, was one single level of parapet. This adds more of a dynamic to the elevation and this has more uniqueness to the floor plan itself. The parapet height on north side was continuous so we proposed more uniqueness to the plan in the proposed elevation.

Chair Woods pointed out that when he first brought this to the Board, the pitched roof was over the portals, which is allowed, and now it looks to be also over heated space.

Mr. Padilla referred to sheet A 3 and said the pitched roof is only on the portals and doesn't cover any heated space. Mr. Armijo had mentioned the chimney and you can see that on the north wall (Great Room) on A-3. The portal is outside of heated area and is continuous pitched roof only over the portal areas.

Public Comment

Ms. Beninato (previously sworn) said she didn't know what was approved before but she didn't find anything offensive in this design although she was not sure what the hatched area is.

Chair Woods said that is a shared wall.

Ms. Beninato thought everything else seems to conform to the ordinance. She said her house is also very simple. It doesn't have to be Territorial Revival to be approved and she supported the design.

There were no other speakers from the public regarding this case.

Chair Woods did not understand the elevation. The pitched roof across the portal and vertical parapet and then pitched roof and then parapet coming up. She asked if the walls had any thickness there.

Mr. Padilla asked where she was referring to.

Chair Woods said she was looking at either side of the entry portal.

Mr. Padilla went to sheet A-11 of the floor plan. That is the line on the north face of the great room and on the center is the fireplace. But the other parapet is the entry element. So on the elevation, those are the parapets created by the north face of north elevation.

Action of the Board

Ms. Mather moved in Case #H-05-179 at 259 Las Colinas Drive, Lot 11, to approve as submitted and accepting the color choices the applicant prepared. Mr. Boniface seconded the motion and it passed by majority (3-1) voice vote with Mr. Armijo dissenting.

2. **Case #H-11-081 449 Camino Monte Vista.** Downtown & Eastside Historic District. Sommer, Karnes & Associates, agents for Theodora Portago, owner, proposes to demolish a non-contributing residential structure and construct a 1,568 sq. ft. residential structure to a height of 18' where the maximum allowable height is 18'. An exception is requested to construct a pitched roof. (Section 14-5.2 (D) (9) (d)). (David Rasch)

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

449 Camino Monte Vista is a single-family residence that was constructed between 1949 and 1953 in the Spanish-Pueblo Revival style. The original southeast corner was infilled, one bay of the garage was infilled on the south elevation, and a non-historic portal was constructed. The structure is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following three items.

1. The non-contributing structure will be demolished. The building is not historically important, it does not represent a unique block section, and the building official cites structural and code compliance issues.

2. A 1,568 square foot residential structure will be constructed to the maximum allowable height of 18'. It is designed in the northern New Mexico Territorial Revival style with a pitched roof. The building will feature a standing-seam metal roof, portals with square posts, Territorial cornices above windows and doors, and an earthen plaster finish on walls. While there are pitched roof structures in the streetscape, the code requirement of 50% is not met. Therefore, an exception is requested to construct a pitched roof (Section 14-5.2(D)(9)(d)) and the required exception responses are at the end of this report.

3. A yardwall will be constructed at the northwest corner to the maximum allowable height of 8'.

EXCEPTION TO CONSTRUCT A PITCHED ROOF (14-5.2(D)(9)(d))

Do not damage the character of the streetscape;

Five other pitched roof structures already exist within the streetscape and the proposed pitched roof is in keeping with those and others historically built in the area and, therefore, does not damage the streetscape.

Staff response: Staff agrees with this statement.

Prevent a hardship to the applicant or an injury to the public welfare;

The owner requires a natural healthy home, and the materials needed to construct the home require the protection of a pitched roof in order to preserve their integrity.

Staff response: Staff agrees with this statement.

(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that the residents can continue to reside within the Historic Districts;

We believe that a pitched roof, territorial-style structure of Light Straw-Clay and natural earth stucco would strengthen the unique heterogeneous character of the City and the neighborhood in particular. The genuine authenticity of the material would enhance the range of design options in a beneficial way while respecting the historic character of the area.

Staff response: Staff agrees with this statement.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape;

The pitched roof will protect the integrity of the straw-clay and earth stucco, the building materials to be used for health and environmental reasons.

Staff response: Staff agrees with this statement.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant;

Current historic code prevents us from building a structure with a pitched roof that is necessary to meet the health and welfare requirements of the owner.

Staff response: Staff agrees with this statement.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in section 14-5.2(A)(1).

We have chosen a roof design that provides the least negative impact and modified it to the style that best embodies and represents the unique character of Santa Fe architectural vernacular to benefit the neighborhood, while simultaneously allowing the owner to meet her health and welfare requirements.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff recommends approval of the exception request to construct a pitched roof and recommends approval of this application which complies with Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

Questions to Staff

Mr. Boniface noted the application says there are five other residences with pitched roof in this neighborhood. He asked how many more would be needed to meet the rule.

Mr. Rasch said a total of 8 would be needed, so three more would be needed.

Ms. Mather asked if the Board would vote on the demolition separately or on all of the proposal together.

Mr. Rasch said if it is not considered to be an essential street section, the Board could do vote in one motion but otherwise, it would require two motions.

Ms. Mather noted it was to be a 1,568 square foot structure and asked what the size of the building is now that they asked to be demolished.

Mr. Rasch wasn't certain but the Board could compare them on page 16 and 17. He thought it is approximately the same footprint maybe slightly larger being proposed.

Mr. Armijo saw that this was built in 1949 or 1953 and asked why it was not contributing.

Mr. Rasch said the HCPI was done a year or so ago and because of the infilling of the garage a not historic portal and the southeast corner; those three design and massing changes caused the Board to downgrade it a few years ago.

Applicant's Presentation

Present and sworn were Mr. Karl Sommer, P.O. Box 2476, Santa Fe, and Mr. Scot Cherry, P. O. Box 674, Tesuque.

Mr. Sommer had nothing to add to the staff report but said Mr. Cherry could answer the questions on materials and style. The downgrade was less than two years ago.

Questions to the Applicant

Chair Woods asked what color the roof would be.

Mr. Sommer said it is a grey metal roof.

Mr. Cherry added that it is 18' high and the color is slate grey.

Ms. Mather asked him to call out the other finishes. She asked if the lumber is white.

Mr. Cherry agreed - all trim is white. It will have a red-brown earthen stucco.

Ms. Mather asked if light fixtures were proposed.

Mr. Sommer said there is no lighting plan yet but they would share it with the Board.

Ms. Mather asked about windows.

Mr. Cherry said they would be clad vinyl true divided lights but the manufacturer has not been chosen.

Ms. Mather asked if they would have roof top appurtenances.

Mr. Cherry said just the chimney.

Mr. Armijo asked if the chimney was of stone.

Mr. Cherry said it would be a light tan sandstone veneer.

Public Comment

Ms. Beninato (previously sworn) said she didn't object generally to the design but did object to calling it Territorial Revival with pitched roof and the adobe stucco. She didn't know how this style fits into the District. She hoped the Board would include vernacular and northern New Mexico styles in the revised Code.

There were no other speakers from the public regarding this case.

Mr. Boniface asked if staff felt the proposed structure would be an improvement over the existing structure to the streetscape or a hindrance to the streetscape.

Mr. Rasch said it would be an improvement.

Action of the Board

Ms. Mather moved in Case #H-11-081 at 449 Camino Monte Vista, to approve as presented by the applicant and as recommended by staff and acknowledging that the applicant has met the criteria for a pitched roof and approving demolishing the existing structure with a condition that the applicant's selection of materials be part of the application and that the lighting be brought back for approval. Mr. Armijo and Mr. Boniface seconded the motion and it passed by unanimous voice vote.

- 3. Case H-15-040. 209 Delgado Street. Downtown & Eastside Historic District. David Smith, agent for Ivo and Sally Nelson, owners, proposes to construct 6' high yardwalls and to replace a window with a French door on a non-contributing residential structure. (David Rasch).**

Mr. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

209 Delgado Street is a one-story, single-family residence constructed before 1928 in a vernacular manner. As stated in the status review of the residence in 2013, "when surveyed in 1984, the dwelling had a cross-gabled form with a small shed-roof addition at a lower height attached to the east. The addition sat parallel with the footprint of the back gable. The front entry was described as having a shed roof, as was a structure appended to the northwest corner. They survey noted the windows were three-over-two and four-over-three wood hoppers" (Case H-13-087). In 2004, the Board approved a remodel project, for which the outcome differed from what was approved, including replacement of the original windows with faux-lite vinyl sliders instead of restoration of the originals as approved, construction of a portal entry directly into the roofline rather than below the eave and with a sloped roof rather than a flat roof as approved, and alteration of the home's footprint from a cross-gabled form to a rectangular form (Case H-04-40). As a result of these substantial changes in 2004, the Board determined to downgrade the status of the residence from contributing to non-contributing in the Downtown and Eastside Historic District in 2013.

Now, the applicant proposes to split the existing lot and add a driveway entrance to facilitate access. In order to do so, the underlying zoning requirements call for a 6' high yardwall at the edge of the driveway easement, in front of the south elevation of the residence, separating the driveway from the residence. The applicant requests approval of the following:

1. Construct a 6' high stuccoed yard wall at the south elevation and extending west from the entry portal with a pair of 5' high wooden pedestrian gates and turning to run south at the west lot line to the

proposed driveway easement;

2. Stucco the residence and the yardwalls in El Rey "Adobe" cementitious stucco;
3. Replace a non-historic window on the north elevation with a pair of Jeld Wen "Desert Sand" clad wood 18-lite French doors with 6-lite side lites; and
4. Paint the window trim on the residence in "Desert Sand".

STAFF RECOMMENDATION:

Staff recommends approval of this application, which complies with Section 14-5.2 (D) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

Questions to Staff

Ms. Mather asked if the vinyl sliders are still there. Mr. Rasch agreed.

Applicant's Presentation

Present and sworn was Mr. David Smith, 233 Delgado St., who said he was prepared to answer question and had nothing to add to the staff report.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

Ms. Beninato (previously sworn) said she has been here many times when people have asked for a downgrade in status so that they could do pretty much whatever they wanted to do after the downgrade by the Board and this is such a case with a downgrade. The Board needs to have teeth in the action on that since there seems to be no consequences.

Present and sworn was Ms. Noel Bennett, 522 E Alameda, who asked if this is the house with green trim. Chair Woods agreed.

Ms. Bennett asked if there was a proposal to add on to this house.

Chair Woods said no.

Ms. Bennett asked if it was to be the same size as now but with a request for sliding glass doors on the north side.

Chair Woods said they would be French doors.

Ms. Bennet asked if the height would change.

Chair Woods said no - just a wall and the French doors. And dividing the property is not before this Board. That is handled by other people at the city.

Mr. Smith explained that at this point there are no changes except painting the trim and the wall is for privacy for the people at this house. In the next few years there might be another change requested.

Chair Woods asked if the property was to be subdivided with a house behind it.

Mr. Smith agreed and said there were three houses they were now turning into one house. Right now they are just one big lot and after the division, this house would be on its own lot.

Chair Woods noted there were six over three lights now proposed on the French doors and asked if he would consider six over two to harmonize with the side lights.

Mr. Smith said the owner requested this particular door style because he already owns it.

Action of the Board

Mr. Boniface moved to approve Case H-15-040 at 209 Delgado Street as presented. Mr. Powell seconded the motion and it passed by unanimous voice vote.

4. **Case #H-15-041. 442 Camino don Miguel.** Downtown & Eastside Historic District. David Schutz, agent for Tom and Barbara Griego, owners, proposes to remodel a non-contributing residential structure, including raising parapets to a height of 11'4" where the maximum allowable height is 14'4". (Lisa Roach).

Ms. Roach gave the staff report as follows:

BACKGROUND & SUMMARY:

442 Camino Don Miguel is an approximately 1,376 square foot single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The structure was originally constructed in approximately 1930-1931 in a vernacular manner. According to the applicant, the present owner inherited the property from his grandfather in 1937 as a three-room adobe structure, and additions were subsequently constructed in approximately 1940 and again in the late 1940s. The original windows were replaced with aluminum sliders, and two fixed windows were added to the south façade in 1990.

The applicant requests to remodel the residence with the following items:

1. Replacement of all windows with new simulated divided lite wood windows with aluminum cladding in Jeld Wen "Sea Foam." All new windows will approximately match the existing opening dimensions, with the exception of enlarging one window opening on the north elevation for increased light and one window on the south elevation for egress purposes;
2. Replacement of the kitchen door on the south façade with a 36" x 36" window, to match the other replacement windows;
3. Replacement of the main entry door on the south façade with a 6-panel wood door in the same dimensions as the existing door, and replacement of the master bedroom door on the east elevation with a new door in the same 15-lite pattern;
4. Construction of a 2' deep sloped overhang above the master bedroom door on the east façade;
5. Construction of raised parapets on the north and south façades, such that the resulting parapet height will be consistently 11'4" where the maximum allowable height is 14'4"; and
6. Re-stucco of the entire residence to match existing color and material, in Sto "Tijeras."

STAFF RECOMMENDATION:

Staff recommends approval of this application, which complies with Section 14-5.2 (D) Height, Pitch, Scale and Massing, and (E) Downtown and Eastside Historic District.

A drawing of the proposed portal was handed out to the Board [attached to these minutes as Exhibit A].

Questions to Staff

Ms. Mather asked about the replacement of windows. On page 29, it seems that the new windows they are replacing are a little smaller than the originals. They aren't removing historic materials but they seem too small for the scale of the building. She asked why.

Ms. Roach believed they would be the same dimension on either side and enlarging the middle window. So she didn't believe any of the replacements were smaller in size.

Mr. Armijo - didn't think the owner inherited this property in 1936 but in the 1990s. He thought the house was built in 1936.

Applicant's Presentation

Present and sworn was Mr. David Schutz, 628 Cielo Grande, who stood for questions.

Questions to the Applicant

Mr. Armijo said the report says the house was inherited in 1937.

Mr. Schutz said it was passed on to Rafael Ortiz through his son who then passed it on to Tom and Barbara Griego, present owners. It did happen in the 1990s.

Ms. Roach said that was her mistake. She clarified it.

Mr. Schutz had nothing more to add.

Mr. Boniface asked about the south portal. He didn't see depth dimension shown as well as the height of the portal.

Mr. Schutz said he supplied a floor plan. The portal projects out 3' beyond the south façade and the distance to the south property line is 15' now so it will become 12'. The height of the bottom beam, going across, would be 7½' and have a two foot parapet.

Ms. Mather asked if this is an adobe building.

Mr. Schutz agreed.

Ms. Mather noted that he was proposing STO for stucco and that is not recommended by members of the Board in this District.

Mr. Schutz said STO is appropriate to use here because Santa Fe does not have much humidity. It is widely used in New Mexico for that reason. In parts of the country where humidity is high, moisture and mold have been problems but not here.

Mr. Armijo said he didn't like synthetic stucco because it doesn't breathe and mud houses need to breathe. That is the main reason he was opposed. He said he was born and raised in the house next door and knew all the families who lived here so he knew that whoever did work on this house before didn't do a

very good job. This work would definitely be an improvement to this neighborhood. The parapets are being raised and straightened and he thought it definitely needs some improvement.

Ms. Roach mentioned that there is STO on this house now.

Public Comment

Ms. Beninato (previously sworn) said she could understand the improvement of this house but she also believed the windows were being made smaller. She was unclear about that. But the slope on the roof is now gone and that really added character of this house. It is typical of vernacular and she was sorry Ms. Rios was not present to support vernacular style.

Present and sworn was Mr. Raymond Herrera, 379 Hillside, who also felt STO is inappropriate in the Historic District.

There were no other speakers from the public regarding this case.

Mr. Armijo added that they could put mesh on top of synthetic and actually go back to cementitious.

Action of the Board

Mr. Boniface noted there are no light fixtures proposed.

Mr. Boniface moved to approve Case #H-15-041 at 442 Camino don Miguel with the following conditions:

- 1. That the proposed portal on the south not be greater than 3' in depth;**
- 2. That the beam be no higher than 7' 6" above the floor; and,**
- 3. That since the code requires light fixtures, the lighting plans be brought to staff for approval.**

Ms. Mather seconded the motion and asked for an amendment that there be no visible rooftop appurtenances. Mr. Boniface accepted the amendment as friendly and the motion passed by unanimous voice vote.

- 5. Case #H-15-042. 355 East Palace Avenue.** Downtown & Eastside Historic District. Martínez Architecture Studio, agents for First National Bank of Santa Fe, Trustee, proposes to demolish a contributing residential structure. An exception is requested to demolish the structure. ((Section 14-5.2(D)(1)(a)). (David Rasch).

Mr. Rasch gave the staff report as follows:

BACKGROUND & SUMMARY:

355 East Palace Avenue, known as the Francisca Hinojos House, is a single-family residence that was converted to office use in the late 20th century. It was constructed in the late 19th century in the Territorial style. The building was damaged by fire in Feb 13, 2013 and substantial remnants of the building survive. The property contains two additional structures to the north of this structure: a casita and a garage. The casita, also known as 118 Martínez Street, was the kitchen for the Hinojos House in historic times. All three structures are listed as contributing to the Downtown & Eastside Historic District. The Hinojos House is a good example of the Americanization Period in Santa Fe's history, when we consciously imported eastern architectural styles in order to "look American". Subsequently, those efforts lead to our successful plea for statehood.

On April 10 and June 26, 2013, Historic Preservation Division staff granted administrative approvals to stockpile historic materials for reuse, shore up the damaged structure, and subsequently to fully restore the building by reconstructing the damaged portions and excerpts of those approvals are attached to this report. The restoration project was never initiated.

Now, the applicant proposes to demolish the fire-damaged structure. An exception is requested to demolish a contributing structure (Section 14-5.2(D)(1)(a)) and the required exception criteria responses are at the end of this report.

The three demolition standards (provided below) have not been met. The structure is historically important, plaqued by the Historic Santa Fe Foundation, and published in Old Santa Fe Today. The structure may be considered as an essential street section due to its importance to the Americanization Period and the few numbers of these houses that remain or have not be "Puebloized" in the eastside of this historic district. The Building Official states that the structure is unsafe.

Mr. Rasch included the standards required for approval of a demolition, the minimum maintenance requirements, the regulation for Contributing Structures, General Design Standards, including windows door and other architectural features.

Mr. Rasch showed the floor plan, pictures of the property and drawings that had been prepared when the owner was proposing to restore the building. The Board saw it on the field trip and was surprised at what did survive.

STAFF RECOMMENDATION:

Staff recommends denial of the exception request to demolish a contributing building because the exception criteria have not been met and the demolition standards have not been met as the structure may be considered an essential street section. However, if the Board finds that the exception criteria have been met to demolish the contributing building, then the Board shall determine if the structure represents an essential street section. Perhaps, the Board may consider a historic status review to potentially downgrade

the structure due to loss of integrity.

Questions to Staff

Chair Woods didn't understand that the Board has to provide a definition of essential street section.

Mr. Rasch said the Board needs to state what makes up that section. If the Board defines it that way, then the then the structure would have to meet those standards.

Mr. Powell asked which comes first.

Mr. Rasch referred to the packet and read the requirements for demolition. If the structure is an essential street section, the Board may not provide for demolition at this meeting because the proposal must address what was proposed to re-establish the essential street section after demolition.

Ms. Mather noticed shortly after the fire that there was a site clean-up and a stockpiling of historic materials for reuse. She asked if he knew what became of those materials.

Mr. Rasch didn't know.

Mr. Boniface asked, beside the extraordinarily unique architectural style of this building, what else was needed in that determination of historic importance.

Mr. Rasch said it is also published in *Old Santa Fe Today*. The casita is the original kitchen for the building. This building is somewhat reminiscent of the southeastern part of the country and of the French Quarter to have a separate casita for the kitchen. And it has other structural effects.

Mr. Armijo noted there are three buildings and only one is being considered for demolition.

Mr. Rasch agreed - just the fire damaged building.

Applicant's Presentation

Present and sworn was Mr. Richard Martínez, P. O. Box 925, Santa Fe.

Mr. Martínez put up his exhibits on the easel.

Mr. Martínez said this was the most significant structure on Palace. It has a pitched roof and adobe walls with wood trim. This house was destroyed by fire a little over two years ago and the owners tried to restore the house. They had a consultant prepare engineering drawings. It was very difficult to do because there was reports of asbestos and of lead-based paint and would have to meet current code aspects and

some parts were non-existent like no bond beam in the building. And they had to take care of that. Even though the owners have tried for two years to rebuild this building. It is not a restoration but a re-creation and is beyond their resources. They resorted to contractors who are very good but not the kind of architectural restorers that the Board might want to put their hands on this trim work. A lot of the wood was destroyed and a lot of adobe destroyed by the water to put out the fire.

So it is not possible to restore large parts of this building. There are significant remnants that are stockpiled but they are few and far between. It is like not all of the windows and doors were saved.

So there are some things staff have pointed out in the criteria and he had points to address those.

He stated that some of the parts of the building are beyond repair because those parts are either so severely damaged that they have to be taken down and rebuilt or are not code compliant or have lead based paints or are now non-existent like floors, doors, bond beams, foundations, etc.

In criterion #6, we say materials have to be replaced on some of the elements. Windows have to be replaced, all door and window trim, none of which survived the fire and no floors survived. Those exception criteria he believed they met.

In terms of standards for the historic demolition, on point A, the building was significant but is no longer. On point B, the building was part of the streetscape and contributed to it but now is a blight on the streetscape and he had a letter from a neighbor who would like to see it demolished. (The letter is attached to these minutes as Exhibit B).

The third point (C) is regarding the state of repair and structural stability of the building. You can see with the fire damage that it is extremely poor.

Chair Woods decided to first open this case for public comment and asked that all who support this project be sworn in.

Public Comment

Those who support the project were sworn in together and asked to state their name and address when they spoke.

Present and sworn was Ms. Jo Moya Creange, 120 Martinez Street, who said her home was adjacent to the property in question. There has been no work done on it in the last two and a half years since the fire. She believed that the structure is unsafe and she didn't have any objections to the demolition. It just isn't the way to live and if she were to put her home on the market, the value would decrease because of that house being next door. [Her statement that was emailed to Susan Miller is attached as Exhibit C].

Present and sworn was Ms. Susan Miller, 62 Lincoln Ave., Trust Officer at First National Bank of Santa

Fé which is the trustee of the property in question. Along with much of the Santa Fé community we were very saddened at the damage to the building as a result of the fire on February 7, 2013. At that time, there was hope that the building could be saved. Ultimately, for the Trustee, the cost of renovation and the historic requirements increasing that cost, is prohibitive. Unknown facts such as unanticipated cost overruns and unexpected change orders from discoveries of hidden defects make the project imprudent for the trustee to undertake. A Trustee has to, at all times, use the best of their ability and judgment to follow the terms of the trust document, to apply applicable law, and most importantly, the carefully considered interest of both the current beneficiaries and the remainder beneficiaries that come after. The Trustee must make the decision with impartiality toward the future, the present beneficiaries and the future beneficiaries. With much due diligence and consideration, the Trustee, by a vote of its Trust Committee has determined that their best option for the Trust is to sell the property. She wanted to explain to the Board that the difference between an individual or developer who is an owner and a trustee. They have all kinds of duties that prevent them from undertaking something like this.

There were no other speakers from the public supporting this case.

A handout from 347 Owners, LLC was presented by Staff. [A copy of the letter is attached to these minutes as Exhibit D].

Chair Woods asked those members of the public who were in opposition to be sworn in together and then take turns in speaking.

Present and sworn was Ms. Sallie Bingham, 517, 519, 515, 515½ Camino del Monte Sol, who said she lives six blocks from this building and passes by it frequently walking and "absolutely adore it. I can't bear the idea that it will be torn down. I understand the Trustee's position. It is perfectly understandable. But, I think, as the City of Santa Fé, we really have a vested interest in doing everything we can to actually rebuild this house. I understand it is not as simple as the experience of whoever undertakes it. But I think it is essential. And one thing I love about Santa Fe - I've been here 23 years - is the fact that we do preserve our important buildings. And this is certainly one of them."

Present and sworn was Mr. Victor Johnson, P.O. Box 1866, Santa Fe, who said he heard the presentation here by the applicant and the bank and he was confused because of the lack of facts. "I have heard opinions but not much on facts was present. Even when they went outside the purview of the ordinance and talked about cost. Not of those detailed costs were presented. And when - there is someplace in the application that I believe the architects says that the building is not sound. There is no structural engineer's report in here that presents facts to that effect. And even in Mike Purdy's letter, what he says is that 'due to the adobe walls being exposed to the weather for over two years, the concern is that the structure will soon collapse.' The walls could easily have been covered for two years. And the fact that they are still standing, I think, speaks to the stability of the building. So I can't see how demolition can be granted in this, based on these opinions and the lack of facts."

A copy of Mr. Mike Purdy's statement is attached to these minutes as Exhibit E.

Present and sworn was Mr. William Druc, PE, 430 Apodaca Hill Street, who said he was the professional engineer who was hired right after the fire. He said, "There are some things that we should really look at that happened with the fire. The wood part of the building was substantially destroyed in most of the building but there really wasn't that much damage to adobe walls except when the wood elements that were burned in the fire fell and then were pulled away from the adobe walls. And then, also, there is a large part of the building that was actually destroyed by water in the act of putting out the fire. There was water used and that damaged a lot of the walls."

"We did a report right after that happened. I was hired by the Trust and basically, we discovered that the building was in pretty good condition. There were deficiencies. These are deficiencies that are very common in old, adobe buildings and we have a lot of experience with repairing old adobe buildings such as the church up in Questa, and the Santa Domingo Trading Post. And so we were using state of the art technology in order to bring this building better than the way the building was before the fire. And I want to say to you that it is my opinion that at the last time I saw the building, that the adobe walls, which are very thick adobe walls, which in some places, are two feet thick, they were in very good condition at that time. Now I haven't seen the building except as I drive by it every day for probably like about a year and a half. But at least at that time, the building was in very good condition. This building was the scene of a crime - there was an arson there. And I hope there is not another crime here tonight by voting to demolish that building."

Present and sworn was Mr. Pen La Farge, 647 Old Santa Fé Trail, President of the Old Santa Fe Association. What he had to say revolves around "demolition by neglect." "This building, which is an important and historic building and, moreover, is not only important but is unique and looks like no other building down town, which is one of the reasons it is so important. It is also charming to the eye. It has been described by a neighbor earlier as being ready to be torn down. She felt that it should be torn down - that nothing was done to save it and it might as well go. This speaks precisely to the point of demolition by neglect. The First National Bank has had control of this building ever since the building burned down as the trust officers, Susan Miller, whom you heard from earlier, has done, nor has the bank, to my knowledge, done anything to preserve the building including, as was mentioned earlier, trying to protect the walls. Ms. Miller was contacted by one of our officers last Friday who wanted to help and said 'If you are interested in preserving the building, what can we do to preserve the building and that we have been interested in the building for three years.' Ms. Miller had the ball, the unmitigated gall, to ask why we were coming in at the twelfth hour to help save this building if we have demonstrated no interest before this."

"In fact, we have talked about this at our board meetings every month since this building burned down. One of our board members, who will be quoted in a moment to you by Barbara Harrelson, even worked in the building and has had his livelihood taken from him and is distraught by the situation.

"Moreover, in 2013, Ms. Miller was sent a letter by our then president, Tom Spray, in which he says that this irreplaceable piece of history should be preserved; that the documents for the complete restoration of this structure are in the process of being completed by the bank and for the bank. He wrote, 'We are offering whatever expertise and experience or organization and many years of experience can bring to this

effort. We have very qualified personnel in place for this project and we stand ready to help in any way possible. Please do not hesitate to contact me.' They have not contacted us and whenever they have been asked for information by the Field family, whose trust this lies in, by us, by our officers, by any one, they have refused to answer. So what they have done is allow this building to deteriorate and that is demolition by neglect. I think this is a disgrace. It is a really rotten way to treat our history and a bad way to treat one of our more beautiful and historic buildings. And it will be demonstrated in a moment or at least asserted in a moment that a substantial portion of this building still stands strong. The façade of this building is not falling down. The interior has been destroyed but the façade of this building can be and should be maintained, restored and put back to its original state to the degree that it is possible. And I ask you to do that."

Present and sworn was Mr. Randall Bell, 314 Garcia Street, who said, "I am concurring with Mr. La Farge. I am Vice President for the Old Santa Fe Association so I am also speaking for the Old Santa Fe Association. I also was happy to hear from Mr. Druc and his engineering expertise as well as from Vic Johnson. Those are both compelling. I urge the Board to follow the staff recommendation to deny this request that would destroy this truly unique gem of Santa Fe's history. In addition to the responses to its uniqueness, is that there is also a significant connection of the Hinojos family going back to the 18th century. And distinguished tenants have occupied it since then. It is also important to notice that this house is part of two streetscapes including Martínez Street. It is really an important block of that streetscape. I find the statement of the applicant that ten percent is still there to be, on its face, absurd. Anyone who looks at that property can see there is a substantial amount there. Mr. Purdy's letter of March 20th is very compelling. Here is City's staff commenting that the structure is actually stable and obviously needs restoration. I think there is also an issue of demolition by neglect in which we are quite disappointed. We have tried to get someone to push the applicant to do more than they have done. They have done a minimal amount of stabilization and Mr. Druc's comment that the walls should have been protected or maybe Vic Johnson's was to that effect. But nevertheless, despite the fact that there has been this neglect, the structure, itself, is currently restorable.

"I'd also like to comment that there has been a large sign up there for this past two years that was just recently removed stating that (and I don't recall the name) a restoration contractor was going to preserve and restore the building. The packet has a number of documents from the applicant indicating their intention. They got approval to clean up and save materials for reuse and restoration as submitted - 'restoration will be forthcoming at a later date.' Until this application was filed, nobody in the preservation community was aware that the intent was to actually demolish the structure. Nor have, in all the reaching out that we have done, nobody has offered to collaborate by showing these plans or indicating why it is that property restoration would be so expensive. There is nowhere in any conversation that indicated that one of the key financial deal breakers, in their assessment that supposedly there could no longer be a second story because the second story was rented out because there is some small component that doesn't meet code in terms of ceiling height."

"You'll be hearing a lot from one of our Board members, John Eddy, who was a preservation contractor to the effect that - his comment to me was that the ceiling height could be easily remedied on the interior and that wouldn't affect its historic status to have that done."

"The other thing is that, under the ordinance, the Board cannot issue a demolition permit without a plan showing what is actually to replace it and I don't believe there is any such plan before you.

"In turning to the criteria, I am generally pleased with staff's response showing that there are a number of criteria that are clearly not met. I would say that there are a few others.

"The first one - does not damage the streetscape - this is a catastrophe for the character of the streetscape. The fact that the building damaged and covered by fences, etc. is problematic. But it really should just be a temporary thing. That building adds more to that streetscape than almost any other building on Palace Avenue. And to use the fact that it is allowed to be degraded to say it would improve streetscape to remove it is outrageous, frankly. And I'm disappointed that staff would agree with that.

"As to the hardship, injury or welfare, the solution to that is restoration. Of course it is not presently safe to let people climb around it, but it's protected by fencing. Those are the main points. I would urge you to deny the demolition and go with the recommendation of staff."

Present and sworn was Ms. Barbara Harrelson, 924 Old Taos Highway, who asked if she could read some excerpts from John Eddy's letter. [Mr. Eddy's letter is attached to these minutes as Exhibit F.] She also submitted an email that corrected the date of the fire from December 2012 on page 3 of the packet to February 7, 2013 [attached as Exhibit G].

Chair Woods agreed.

Ms. Harrelson, reading from the letter, "I am a native of Santa Fe, and am lucky to have had extensive personal familiarity with this house over the years - though unlucky to have been among the tenants of the property at the time of the arson which occurred there in February, 2013.

"Despite two years' passage since the fire, which assuredly damaged the house, I believe that the party responsible for the maintenance of the property, which is among the assets of a family trust, has not exhibited good faith effort toward their earlier stated goal of restoration. I also believe, that the recent assertion by them, as evidence by this request to the city for demolition, that the building is beyond repair, is incorrect.

"As stated earlier, I was a tenant of the building, occupying various apartments over time, and knew the house from top to bottom, you might say. I was at the site of the fire early the next morning, along with the owners, horrified to witness the damage, and look into whether or not any of our belongings would be salvageable. I subsequently spent a good deal of time in the house during the salvage and cleanup efforts that followed.

"The applicant claims in their request that 90% of the property was destroyed in the fire. A simple review of the photographs submitted in the packet is proof that this is inaccurate. I would also state, as a professional experienced in historic adobe restoration, that this property is undeniably, **not** beyond repair

and could be restored to the standards of current building codes.

"My request of the board is that you deny the current demolition option, and that you require, in turn, a closer examination of the property and solicitation of advice from the myriad individual, businesses and organizations steeped in historic adobe conservation who practice in the Santa Fe area and beyond - including but not limited to Cornerstones, The Historic Santa Fe Foundation, Mac Watson Conserves, Victor Johnson, Architect, and Pat Taylor, adobe conservator of southern New Mexico.

"A determination by the board to pre-empt further demotion of this property will begin to redress the harm that was deliberately perpetrated - not only on the owners and tenants of 355 East Palace Avenue, but also on the citizens of Santa Fe, who are in danger of permanently losing not just an irreplaceable piece of the historic fabric of this city, but also a most cherished part of our cultural patrimony.

"Yours, with Due Respect, (John Eddy)."

Ms. Harrelson said, "I too, want to chime in. I, too, have a personal experience with Hinojos house because I worked in its offices for several years from 1995 to 1999. As others have pointed out, the history of this building is not just that of the 19th century. Just in my brief tenure, I have known some very distinguished parts of Santa Fe's community that have been housed in that building: the North American Institute, the Native American Prep School, several attorneys, and e William Field Design. So the history of that house was still going before the arson put it all on hold. And let's hope it has some more history ahead of it.

"This property has such significance that it cannot be measured in dollars and cents. The Field family, have been its owners since the 1940s, have made important contributions in this community, including the preservation of our arts and culture, specifically Spanish Colonial Arts and they have a record of stewardship of historic buildings in Santa Fe. I respectfully ask the Board to consider that the community needs an opportunity to show what this structure means to them and how they might be a part of finding solutions to restoring it.

"Since the news broke about this possible demolition, I have spoken to many individuals who said they wondered what was happening. They were under the impression that it was going to be restored because of that sign that was on the fence until recently. It had a company name, part of which was Restoration. So the news that demolition was now being proposed has created some widespread consternation. I asked that you urge the applicant to pursue all options and allow community involvement before the crown of the Hinojos house cannot be saved. We must save it."

Present and sworn was Mr. Raymond Herrera, 379 Hillside Avenue, who said "I'm a founding member of the Historic Hillside Neighborhood Association from 40 years ago approximately. And this house is part of our neighborhood and I was among the first ones to be there, I am one of the ones who reported the fire and contacted the owners who showed up. And we all sat there watching it burn. And it was just a horrifying night to see history go up in flames and not being able to do anything about it. I feel that the bank, being the holders of this property, were, like some other issues or places here in town that have been left to

deteriorate in order to tear them down - you all know which ones I am talking about - and it worried me that the same thing was happening here because nothing was done in two years since the fire. The walls could have been protected. There were a lot of things that could have been done which weren't. And I hold the bank responsible for that. I think everybody has said what we all feel about this house as part of Santa Fé. And I think, given the opportunity to check into it, there has to be someone, maybe David Rasch who has the money, to save this house."

Present and sworn was Mr. Ray Mann, P. O. Box 8820, Santa Fe, who said, "Over the last thirty years I've done a number of restorations in the downtown area. Three of them were in close proximity to the City and all three were condemned. We were able to restore these houses and it made a difference in the neighborhood in maintaining the fabric of the neighborhood. And nobody regrets that we took the time and effort in these properties which speak for themselves today. As far as financing we have a property that we did on Irvine and no bank would touch it. But we got in touch with the State Historic Board and, through the federal loan program, partnering with a bank, which they have, we were able to receive a low interest loan, well below prime, and we didn't pay any interest on that loan until the property was viable and rentable again. It had to be income property, not a residence. So the federal government is there and the hardest thing is to get a bank to partner with that program. And I'm surprised that someone from the state office isn't here right now to work with them on this project. I think there is about \$750,000 yearly in the fund but I can't really speak to that."

Ms. Beninato (previously sworn) said, "I agree with other speakers who have presented their position. I do believe it is demolition by neglect. Certainly, the walls should have been covered so they are not exposed. I am not certain about Mr. Purdy's letter where he said the walls are stable now but could become unstable because the walls aren't covered but they are stable now. As some of you know because I've come before the Board before, trying to get some action on a wall that sat there since 1934 while it is actually crumbling. Mr. Purdy didn't think that was structurally unsound. So I don't see how the possibility of a wall that has been exposed for only two years as opposed to 70 years could possibly be structurally unsound. I do believe the ordinance does require that you have a plan in place before you allow demolition and don't believe there is any plan."

"Now, I've heard from the bank that they intend to sell this. It's not like they are actually having to undergo the cost of the restoration renovation. They are going to sell it. And that is what Ms. Miller told us. So there will be someone else coming in who will, in fact, get a prime piece of vacant land and no restrictions on what is built there."

She said she didn't know if the Board cares but she heard it was haunted - another twist on the historic character.

Mr. Bell noted another precedent of a fire many years ago at SantaCafe, a historic building that was taken down to the adobe and today, remains a contributing structure.

There were no other speakers from the public regarding this case and the public hearing was closed.

Questions to the Applicant

Ms. Mather asked about the reports attached to the application regarding lead based paint and asbestos. "From what I can tell from the reports, it seems that in order to follow federal guidelines for removal of hazardous waste that there is not much asbestos in the building, some in the plaster and when that gets removed it has to be wet and removed to a hazardous waste site. And the lead based paint would be in any building of this age. So to properly take care of the lead it would have to be taken to a site. But I'm not that it affects the structure in any other way than removal must be done carefully."

Mr. Martinez said the asbestos report affected the removal of that part and it was primarily the painted wood around the windows.

Chair Woods pointed out that it would have to be taken care of regardless whether you demolish it or restore it. So that is not an issue here.

Mr. Martinez said it is an issue only because the trim is not on the building. If it is not disturbed, it could be encased and keep it in place. But the trim with lead based paint has been removed from the building and would have to be dealt with if it restored.

Mr. Armijo asked what the "fire renovation" is about.

Mr. Martinez said that was the work done (drawings) by the owners and contractors and insurance adjusters to try to restore it if possible.

Mr. Armijo reminded him that he came and got approval to renovate this building. Page 19 had a statement of your intent to restore and you got administrative approval to restore it.

Mr. Martinez agreed. They tried very hard to restore it.

Mr. Armijo asked how they could say at one meeting that they could restore it and come back two years later and say it is not restorable.

Mr. Martinez said the restoration had to be a complete reconstruction and that is beyond the resources of the bank.

Mr. Armijo said the resources are not the purview of the Board if it is doable. The statement also claims that there are no proper tradesman available.

Mr. Martinez said he did not say that but the bank wanted to keep costs down by using tradespeople that he didn't feel could do the job.

Mr. Armijo noted that someone brought up the Santa Domingo Trading Post. He asked why they couldn't partner with Cornerstones who restored that place.

Mr. Rasch agreed and the Trading Post was in much worse condition.

Mr. Armijo added that there are other resources. "We restored the San Miguel chapel. That is the sort of thing we are dealing with here. I don't understand how you can get approval to restore it and then stand on the other side and say it can't be restored. The engineer who looked at it said can be restored. It is doable. It is expensive, no doubt, but it is doable."

Mr. Boniface was going to say the same thing. "It seems like you want to walk both sides of the street. I found that of interest too. Expanding on that, we got to walk through the structure today. It is amazing. The interior walls are still there. The outside looks worse. The two main adobe walls that run down the corridor are still standing and if someone had put a bond beam put on top, a temporary roof could have been started. So I'm having issues with the demolition presentation. I was going to bring up the asbestos and lead based paint. Ms. Miller said things came up and I think asbestos and lead paint were among those."

Ms. Mather asked staff on standards for demolition about making the owners protect the property so there is no further demolition by neglect. From the ordinance itself, as we sit here, we are not looking at dollars and cents in any preservation in the City. We don't consider as part of hardship the cost of doing that and she assumed the same to be true with restoration of a building. If the only reason is cost of doing with it has nothing to do with our ordinance.

Mr. Rasch agreed. We recognize that preservation is typically more expensive than not preserving. So we don't look at those costs as part of hardship. He read the code on demolition by neglect which was on page 4, minimum requirements included that all shall be preserved against decay and deterioration by the owner thereof or those who have legal custody of the property. There are 13 defects cited. Whether the City would cite the owner would be up to the Land Use Director.

Mr. Boniface asked how the Board could get the Governing Board or the Land Use Department to enforce this.

Mr. Powell noted that in the application it noted the interior for details. But Mr. Martínez didn't talk about the exterior. He asked if photographs were taken. Mr. Martínez agreed.

Mr. Martínez said he didn't leave out the exterior by design. He took photographs of every window and door.

Mr. Powell said it has the portal, the porch, the railing, so much is still preserved. He was quite taken by that. The bay windows are also there.

Chair Woods commented that Ms. Miller talked as a Trustee and she could relate as a trustee. But pointed out that the Board is the trustee for all historic buildings.

Ms. Mather noted in the demolition standards under b is the building as an essential portion of a unique street front. This building is the essential portion of the street. It anchors that street. There was nothing else there. It is American Territorial style. It was built during that period and experimenting with how the new Santa Fe would look. It has unique character bringing adobe and other elements together with pitched roof of up and coming materials and it is the Board's job to preserve that aspect of Santa Fé in all of its uniqueness. It is not only a unique street section but the crucial street section.

Action of the Board

Ms. Mather moved in Case #H-15-042 at 355 East Palace Avenue, to deny the application because the application has not met any of the criteria for demolition. It is of historic importance. It is important to the streetscape of Palace Avenue. And it is in a repairable condition.

She pointed out that there is a whole community who are willing to work.

Mr. Boniface seconded the motion.

Mr. Armijo added that the application for registration on the State's Register of Cultural Properties, it says is significant because of its association with St. Francis Cathedral; construction was done by the French builders from Louisiana who came to Santa Fe for the purpose of erecting a Cathedral. The retaining wall in front of the house is made of stone left over from the building of a church similar in its architectural treatment.

Chair Woods added to the statement that it does not meet criteria that it cannot be demolished because there is no plan for replacing it and its status has not been changed. The trim details, where it sits in relation to the street and its relation to the street and the materials all contribute to being a unique street block section of the streetscape.

The motion passed by unanimous voice vote.

Chair Woods added that this property will not continue with demolition by neglect.

H. COMMUNICATIONS

There were no communications.

I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT


The meeting was adjourned at 7:30 p.m.

Approved by:



Sharon Woods, Chair

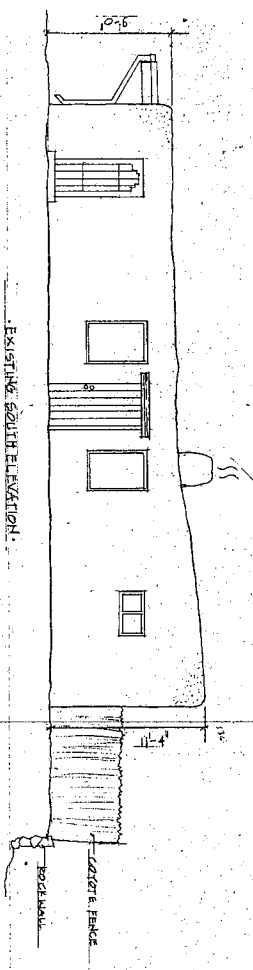
Submitted by:



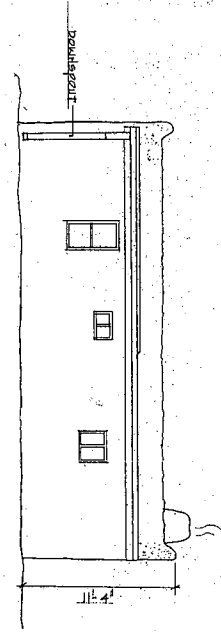
Carl Boaz for Carl G. Boaz, Inc.

APR 28 2015

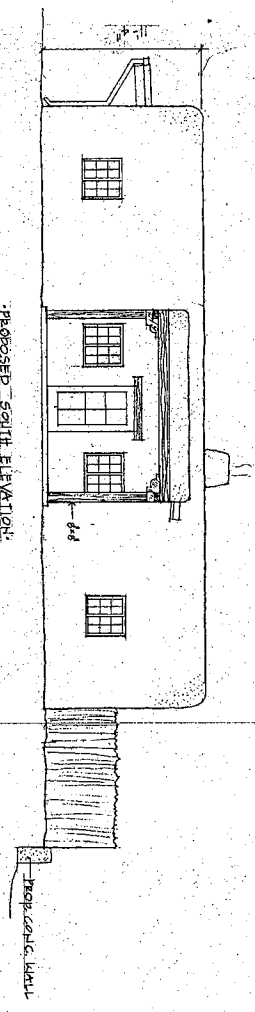
EXISTING SOUTH ELEVATION



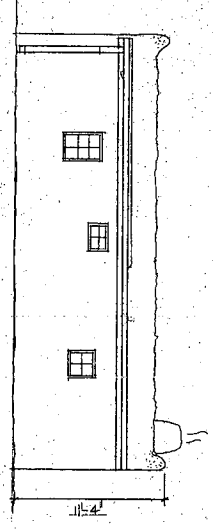
EXISTING WEST ELEVATION



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



Proposed Portal Addition

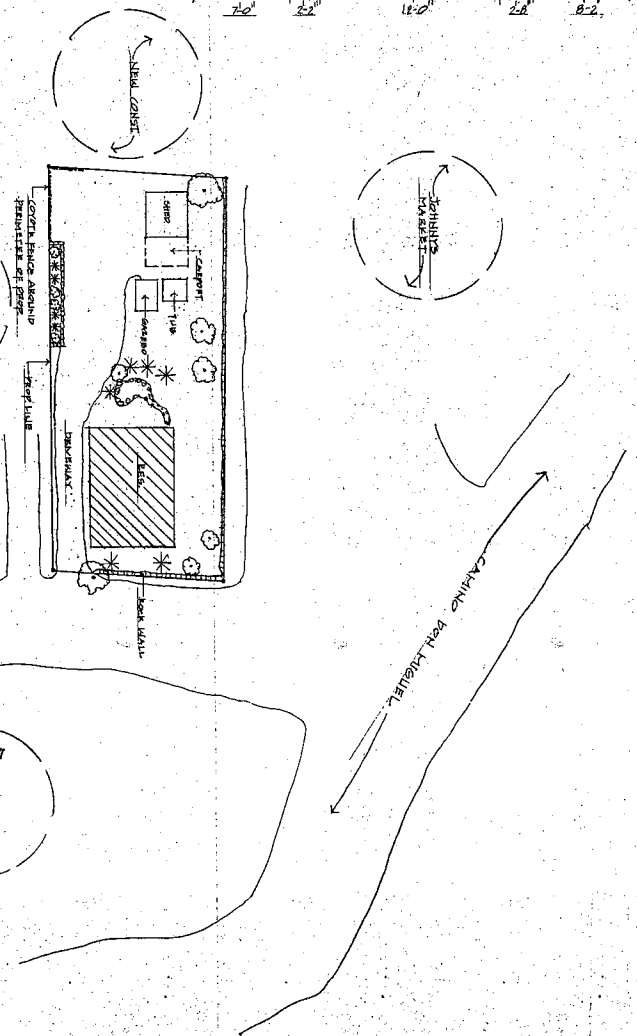
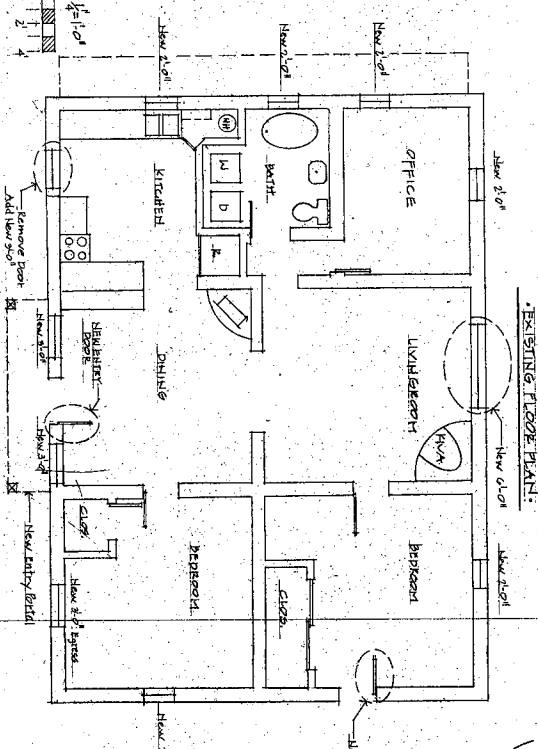
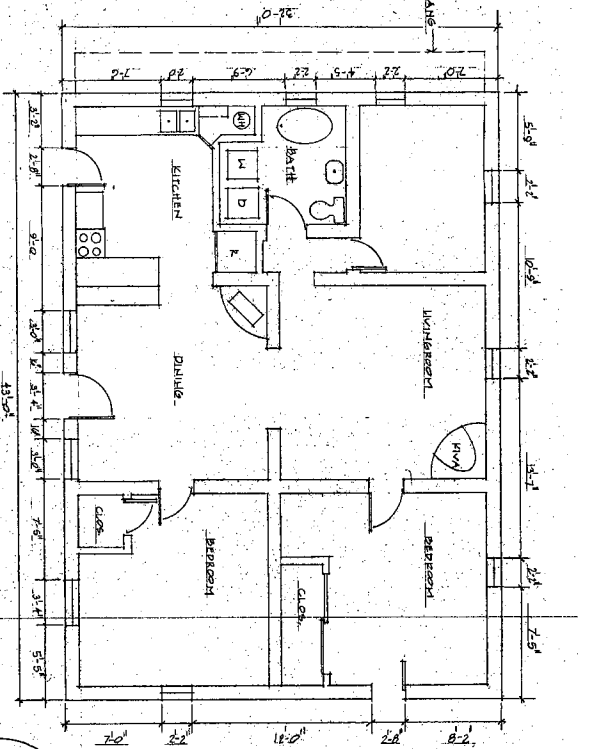
3-19-16

TOU & BARBARA GREGG R.E.S.
115 CONTINO PORTHOLE
SHEET 2 of 5

* Original is available in the Clerk's office.

CASE H-15-041

Exhibit A



Proposed Portal Addition

CASE H-15-041

Exhibit B

M A R T I N E Z
A R C H I T E C T U R E
S T U D I O P C

TEL (505)-989-4968 - MAIL: P O BOX 926 SANTA FE NM 87504
1524 PASEO DE PERALTA - STUDIO @ MARTINEZARCH.COM

FRANCISCA HINOJOS HOUSE
355 East Palace Ave
Santa Fe, New Mexico

DESCRIPTION OF WORK:

In a series of meetings with Michael Purdy; City of Santa Fe Land Use, Bill Druc; Structural Engineer and Richard Martinez; Architect, the following clean-up work was specified for the Francisca Hinojos House at 355 East Palace Ave which was severely damaged by fire:

Remove the loose roofing panels and roofing framing. Leave the roof framing and roofing panels at the gable ends or over exterior adobe walls where they are intact and only slightly damaged. The panels and the roof framing provide structural stability to the tall, gable-end adobe walls. Do not remove the existing chimneys. Call Bill Druc (470-0797) or Richard Martinez (989-4958) if any unstable conditions result. Possible additional shoring will be necessary.

Remove unstable ceiling framing, especially in the Northeast corner room, the central hall and the West porch. Remove any pony walls upstairs that are unstable because their floor framing has been removed or damaged.

Remove the stairs and associated wall framing. Remove all wall framing damaged by fire. Keep all load bearing walls with their headers over openings, door and window jambs in the bearing walls and door and window casings in the bearing walls even if the headers, jambs and casings are damaged by fire, these headers, jambs and casings serve to stabilize the existing openings. Keep both bay windows, these also help to stabilize the adobe walls.

Remove debris on the floor in each room. Remove any adobe debris on the floor but do not remove any loose adobes from the walls themselves. Remove all plumbing fixtures, appliances, boiler room equipment, cabinets, peeling paint and any loose stucco or plaster.

Remove debris from the outside of the building both on the porch and on the ground.

M A R T I N E Z
A R C H I T E C T U R E
S T U D I O P C

TEL (505)-989-4958 - MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA - STUDIO @ MARTINEZARCH.COM

FRANCISCA HINOJOS HOUSE
355 East Palace Ave
Santa Fe, New Mexico

Save, for possible reuse, any roofing panels, interior tin light fixtures and any wood trim (including doors and windows). Roofing panels, windows and wood trim may be saved in place, all other items to be saved will be placed in a secure location. The building should be secured against any unauthorized entry at all times.

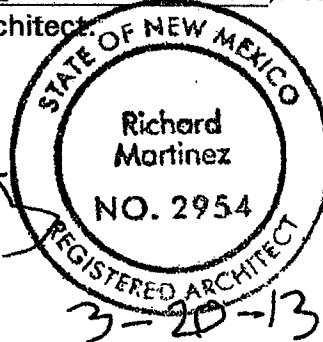
An Asbestos and Lead-Based Paint Evaluation was prepared by CERL Environmental Consultants on February 25, 2013. The report is hereby attached to this description of work. The contractor will follow all the recommendations contained in this report.

Any questions regarding this scope of work should go to Richard Martinez, Architect (505-989-4958, studio@martinezarch.com). The contractor will follow all instructions determined by the Architect.

Report By:

Richard Martinez

Richard Martinez, Architect
Martinez Architecture Studio PC



Susan M. Miller

From: id <jcreange@aol.com>
Sent: Friday, April 24, 2015 10:11 AM
To: Susan M. Miller
Subject: Home located at 355 E. Palace

To Whom It May Concern:

This letter is to advise all parties that I do not have any objections to the demolition and removal of the partially destroyed building located at 355 E. Palace Avenue, Santa Fe, NM.

As owners of the home at 120 Martinez Street, which is adjacent to the building in question, I have seen absolutely no progress on the property since the fire in February 2013. The building is an eyesore and is bringing property value down in our area. Overall, the best thing would be for the building to be demolished as I do not believe it can be restored due to the extensive damage.

If you have any further questions, please feel free to contact me.

Jo Moya Creange
Josephine Catanach

EXHIBIT D

347 OWNERS, LLC
347 E. Palace Avenue
Santa Fe, New Mexico 87501
(505)988-8979

April 22, 2015

Santa Fe Historic Review Board
200 Lincoln Avenue
Santa Fe, New Mexico 87501


Re: The Fields House on Palace Avenue

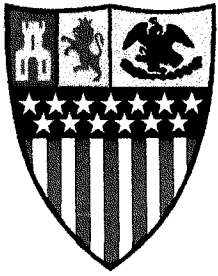
Dear Board Members:

On behalf of 347 Owners, LLC, owners of the property at 347 East Palace Avenue, next door to the burned out Fields house, we support the demolition of the structure. It has been withstanding the elements for over a year and is likely unstable. We believe it would be more appropriate to demolish the existing structure and have a more appropriately planned development on that property.

Thank you.

Sincerely,


C. Bryant Rogers
Manager and Member



City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909

Javier M. Gonzales, Mayor

Councilors:

Patti J. Bushee, Dist. 1

Signe I. Lindell, Dist. 1

Peter N. Ives, Dist. 2

Joseph M. Maestas, Dist. 2

Carmichael A. Dominguez, Dist. 3

Christopher M. Rivera, Dist. 3

Ronald S. Trujillo, Dist. 4

Bill Dimas, Dist. 4

March 20, 2015

355 East Palace Avenue, and 118 Martinez Rd.

Demolition Request-Historic

On March 20, 2015 I performed an onsite inspection at the above referenced addresses. My inspection was a visual observation only of a 4000 square ft. commercial building at 355 East Palace that was severely damaged by fire within the last two years, and two other structures on the property that were not affected by the fire. These three buildings are constructed of adobe walls and wood frame on the roofs, sitting on concrete foundations. The main building that was damaged by the fire was stabilized with bracing but due to the adobe walls being exposed to the weather for over two years the concern is that the structure will soon collapse because of the deterioration of the adobe walls. The second building is a 700 square ft. structure that was last used as an office space is well maintained and no code violations were present. The third building is a garage/storage structure approximately 1200 square ft. in size. This structure appears to be structurally sound but the roof needs maintenance and repair.

If you have any questions or if I can be of further assistance I can be reached at 955-6560.

Sincerely,

Mike Purdy, Building Official

Land Use Department, City of Santa Fe

EXHIBIT F

John Eddy
227 East Palace Avenue Suite D
Santa Fe, New Mexico 87501 2015

Sharon Woods,
Chairwoman, Historic Districts Review Board
CC:
David Rasch
Supervising Planner, Santa Fe Historic Preservation Division

4/27/15

To the Board-

I am writing to express my opinions on the request for demolition of the Francisca Hinojos House at 355 East Palace Avenue- as recently submitted to the city's Historic Preservation Division.

I am a native of Santa Fe, and am lucky to have had extensive personal familiarity with this house over the years- though unlucky to have been among the tenants of the property at the time of the arson which occurred there in February, 2013.

Despite two years' passage since the fire, which assuredly damaged the house, I believe that the party responsible for the maintenance of the property, which is among the assets of a family trust, has not exhibited good faith effort toward their earlier stated goal of restoration. I also believe, that the recent assertion by them, as evidenced by this request to the city for demolition, that the building is beyond repair, is incorrect.

As stated earlier, I was a tenant of the building, occupying various apartments over time, and knew the house from top to bottom, you might say. I was at the site of the fire early the next morning, along with the owners, horrified to witness the damage, and look into whether or not **any** of our belongings would be salvageable. I subsequently spent a good deal of time in the house during the salvage and cleanup efforts that followed.

The applicant claims in their request that 90% of the property was destroyed in the fire. A simple review of the photographs submitted in the packet is proof that this is inaccurate. I would also state, as a professional experienced in historic adobe restoration, that this property is undeniably, ***not beyond repair*** and could be restored to the standards of current building codes.

My request of the board is that you deny the current demolition option, and that *you require*, in turn, a closer examination of the property and solicitation of advice from the myriad individual, businesses and organizations steeped in historic adobe conservation who practice in the Santa Fe area and beyond- including but not limited to, Cornerstones, The Historic Santa Fe Foundation, Mac Watson Conserves, Victor Johnson, Architect, and Pat Taylor, adobe conservator of southern New Mexico.

A determination by the board to pre-empt further demolition of this property will begin to redress the harm that was deliberately perpetrated- not only on the owners and tenants of 355 East Palace Avenue, but also on the citizens of Santa Fe, who are in danger of permanently losing not just an irreplaceable piece of the historic fabric of this city, but a most cherished part of our cultural patrimony.

Yours, with Due Respect,

A handwritten signature in cursive script that reads "John Eddy". The signature is fluid and stylized, with the first name "John" being more prominent than the last name "Eddy".

John Eddy

RASCH, DAVID A.

From: Barbara Harrelson <barbarah@newmexico.com>
Sent: Friday, April 24, 2015 2:15 PM
To: RASCH, DAVID A.
Subject: Error in Hinojos House packet

Hello,

On p. 3 of the packet related to the application to demolish Hinojos House (355 E. Palace Avenue), the date of the fire that damaged the property is given as December 2012. It was, in fact, Feb. 7, 2013.

Wanted to call that to your attention. Thank you,

Barbara

Barbara Harrelson
924 Old Taos Hwy
Santa Fe, NM 87501
505.989.4561