



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, OCTOBER 28, 2008 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, OCTOBER 28, 2008 – 5:30 PM

CITY COUNCIL CHAMBERS

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

August 26, 2008
October 14, 2008

E. COMMUNICATIONS

November 5, 2008

Informational Study Session Topics:
SW Corner of Palace Avenue and Paseo de Peralta
Chapter 14 Rewrite

F. BUSINESS FROM THE FLOOR

G. ADMINISTRATIVE MATTERS

1. Case #H-08-101. State Parking Garage. Between Don Gaspar, Paseo de Peralta, Galisteo, and Capitol. Downtown & Eastside Historic District. State of New Mexico General Services Department proposes architectural details and finishes for the garage structure. (David Rasch)
2. Case #H-08-105. Santa Fe Railyard Depot. Adjacent to a landmark structure. David Pennington, agent for New Mexico Department of Transportation, proposes to remodel the train station area for the Rail Runner near the Santa Fe Depot Landmark by constructing a kiosk less than approximately 11'6" and a Rail Runner vertical sign. An exception is requested to construct a pitched roof on the kiosk where a pitched roof is not allowed (Section 14-5.2 (D)(9)(d)). (David Rasch)

H. NEW BUSINESS

1. Case #H-08-116. 1660C Cerro Gordo. Downtown & Eastside Historic District. Justin Young/August Construction, agent for Gary & Susanna Mankus, proposes to construct approximately 1,055 sq. ft. of additions to not exceed the existing height of 17' on a non-contributing building. (Marissa Barrett)
2. Case #H-08-117. 642 Alto Street. Westside-Guadalupe Historic District. Christopher Purvis, agent for Don & Kathy Pollock, proposes to construct an approximately 205 sq. ft. addition to match the existing height of 20'6" on a non-contributing building. (Marissa Barrett)

3. Case #H-07-050. 1260 Upper Canyon Road. Downtown & Eastside Historic District. Elisabeth Wagner, agent for Roy Trice, proposes to amend a previous approval by constructing a 6' high coyote fence and a spa with a 6' high stone retaining wall. (David Rasch)
4. Case #H-08-118. 1002 Old Pecos Trail. Downtown & Eastside Historic District. Joe Colvin, owner/agent, proposes an historic status review of the significant and non-contributing structures on the property. (David Rasch)
5. Case #H-08-120. 438 Acequia Madre. Downtown & Eastside Historic District. Julia Berman Design, agent for Dan & Terri Guy, proposes to remodel a significant property in Plaza Chamisal by constructing a 5'4" high stuccoed yardwall, a 4'6" high coyote fence, and a 16" high stone wall the front yard. (David Rasch)
6. Case #H-08-121. 1562 Upper Canyon Road. Downtown & Eastside Historic District. David Chase, owner/agent, proposes to remove approximately 260 sq. ft. of a non-historic split rail fence and replace with a coyote fence to a height of 5'9" where the maximum allowable height is 6' on a significant property. (Marissa Barrett)
7. Case #H-08-113A. 508 Calle Corvo. Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Ron & Susan Blankenship, proposes an historic status review of a non-contributing residence and a non-contributing garage. (David Rasch)
Case #H-08-113B. 508 Calle Corvo. Downtown & Eastside Historic District. Lorn Tryk Architects, agent for Ron & Susan Blankenship, proposes to remodel the residential building and the garage by replacing windows and doors and to alter opening dimensions and locations. An exception is requested to change openings on a primary elevations (Section 14-5.2(D)(5)). (David Rasch)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Interpreter for the hearing impaired is available through the City Clerk's Office upon five (5) days notice. If you wish to attend the October 28, 2008 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday, October 28, 2008.

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 October 28, 2008

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

October 28, 2008

A. CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design 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, 200 Lincoln, Santa Fe, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms Sharon Woods, Chair
Ms. Cecilia Rios
Ms. Deborah Shapiro
Ms. Karen Walker
Mr. Dan Featheringill

MEMBERS ABSENT:

Two Vacancies

OTHERS PRESENT:

Ms. Marissa Barrett, Senior Planner
Ms. Kelley Brennan, City Associate Attorney
Mr. David Rasch, Historic Planner Supervisor
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Rasch said the third case under New Business (07-050 at 1260 Upper Canyon Road) was postponed by the applicant and 08-113 was also postponed because the date on the posting was

incorrect...

He noted a typo on #1 08-116 where on the cover sheet the correct dimension was not 18' but 7' and case #6 should say significant instead of contributing. Both of them were listed correctly on the agenda.

Ms. Rios moved to approve the agenda as amended. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES

1. August 26, 2008

Ms. Rios requested the following corrections to the minutes:

On page 5 second paragraph from the bottom, it should say, "Ms. Rios asked how many of the casitas would be three stories tall. She pointed out that casita meant little house, and three stories was not small."

On page 8, first paragraph, last sentence - "to rain" should be "turn around."

Ms. Rios moved to approve the minutes of August 26, 2008 as amended. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

2. October 14, 2008

Ms. Walker requested the following correction:

On page 27, 4th paragraph should say, "Mike Cerletti did the remodel."

Ms. Rios requested the following corrections:

On page 2 - Ms. Walker noted that Ms. Rios had seconded many motions.

On page 25 - "She asked if it was 118 years old and Mr. Rasch confirmed that it was."

On page 31, the second sentence should read, "Ms. Rios needed Mr. Zinn's cooperation to appropriately fit this fence in downtown."

On page 32, in the motion she said she suggested a "thin wrought iron fence."

Ms. Walker moved to approve the minutes of October 14, 2008 as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.

E. COMMUNICATIONS

Mr. Rasch announced a special meeting on November 5, 2008 as an Informational Study Session with two topics: SW Corner of Palace Avenue and Paseo de Peralta and the Chapter 14 Rewrite. The meeting would be held in the Community room of the Downtown Library from 5:30 to 8:30 p.m.

Mr. Rasch provided a copy of the Alliance Review of July-August 2008 on the 50 year rule and noted that several communities for buildings not yet 50 years old of local significance were using the Secretary of the Interior Rules for them. A copy is attached to these minutes as Exhibit A.

F. BUSINESS FROM THE FLOOR

None.

G. ADMINISTRATIVE MATTERS

1. **Case #H 08-101.** State Parking Garage. Between Don Gaspar, Paseo de Peralta, Galisteo, and Capitol. Downtown and Eastside Historic District. State of New Mexico General Services Department proposes architectural details and finishes for the garage structure. (David Rasch)

Mr. Rasch presented the staff report for this case as follows:

"The State of New Mexico, General Services Department, Property Control Division proposes to construct a four-story 207,723 square foot parking facility on the property bounded by Galisteo Street, Don Gaspar Avenue, Paseo de Peralta, Manhattan Avenue, and South Capitol Street. The maximum height of the building is proposed at 35' 10" and the maximum allowable height is 17' 8."

"The building is designed in the Territorial Revival style with brick coping at the parapets and window surrounds. Other design elements include a few triangular pediments, a balustraded upper floor balcony supported by corbels, and a pergola at the pedestrian entrance.

"Now, the project team wishes to present architectural details including finishes and colors, including the following items. The window trim will be white painted metal and a Fypon mesh will be installed over the openings to simulate muntins. Brick coping will be "Inca" red and three colors of stucco will be "Kilim Beige," "Pueblo," and a custom color that is browner than the two others. Exterior lights will be bronze-colored hemispherical dome sconces. He showed the examples." He showed samples.

Ms. Brennan confirmed this was not an action item. She explained it further.

Present and sworn was Mr. Ted Grombled, 6100 Indian School Road, who said they looked at three colors to break up the mass of the structure. The darker would be the main body and lighter for accents. The panel was polyurethane and has a good life span with the profile they were seeking. The other materials on the color board were for the security measures on the ground floor. They met the neighbor

concerns.

Ms. Walker asked about the dark color at the bottom on the color board.

Mr. Grombled said it was for the brick coping.

Ms. Rios asked if they had compared the urethane product with a wood product and if the cost difference was substantial.

Mr. Grombled said the life span far exceeded the wood product and more maintenance was required for the wood. He explained that the sample had a primer coat now and would be painted white on the building.

Ms. Shapiro asked about the mesh over the windows. She felt the grid pattern was a bit too small.

Mr. Grombled agreed and clarified that the actual would be four by four instead of this two by two.

Chair Woods asked him to show on the façades where it would be.

Mr. Grombled said they would be everything on the ground level that had potential access. None would be placed above the ground floor.

Ms. Shapiro noted that in this sample, the mesh was behind a piece of trim and asked if that was the way it would be installed. Mr. Grombled agreed and said it would mimic a window.

Ms. Shapiro said on the north were long strings of narrow windows butted to each other that she felt would look like a cage.

Mr. Grombled said they tried to mimic details. For security, this was a pattern they saw in the neighboring structures.

Ms. Shapiro asked if he had used it elsewhere.

Mr. Grombled said they used it in a parking garage in Albuquerque but used thicker steel with a 4x4 pattern. He explained this would be thinner because it was a fundamentally different design and they thought it more appropriate for this style.

Ms. Walker suggested they consider a heavier mesh and larger openings.

Mr. Grombled agreed to look at that but noted that at some places it served as guard rails.

Ms. Rios asked about the sidewalk treatment.

Mr. Grombled said it would have a salt finish with grid pattern and would be grey.

Ms. Rios asked if he thought about earth tone.

Mr. Grombled said they did but the grey would fall within the budget.

Ms. Rios suggested having an earth tone.

Mr. Grombled said there would be exposed aggregate on some parts of the sidewalk.

Ms. Walker asked them to see if an earth tone sidewalk could be considered. Mr. Grombled agreed.

Chair Woods suggested they mix a couple of brick colors that were close rather than having the solid red line and the darker color be the lighter color in the combination.

Chair Woods asked what the surfacing would be.

Mr. Grombled said it would be paint with sand mixed in. Then it would be sprayed over.

Mr. Rasch clarified that the code didn't require stucco material.

Chair Woods asked which of the pediment styles in the packet they would use...

Mr. Grombled said the manufacturer had several different profiles. They came up with a scheme and believed they had transmitted it.

Mr. Rasch agreed and pointed it out on sheet 4 in the packet.

Chair Woods said it was hard to see on the 8.5x11 reduction.

Chair Woods asked about the muntin pattern on the top windows.

Mr. Grombled said they were aluminum flat muntins.

Chair Woods said that would not work. It wouldn't fit at all into the historic district. That would be a travesty to do that with the windows.

Mr. Grombled said he would need to see what was available.

Chair Woods asked where this case would go from here. The Board would try to work with him.

Mr. Grombled explained that this was a heavy commercial structure and they had been using commercial products and they had a budget. He explained he was working for the contractor who had all

the numbers.

Chair Woods asked Ms. Brennan what the options were.

Ms. Brennan suggested they make the comments and ask him to go back to address the concerns.

Present and sworn was Ms. Paula Tackett (GSD) who said they would be inheriting this building when it was done and appreciated the Board's work with them. She commented that they already went down a whole floor which was very costly. She could not say what they could do but no one cared more about what it would look like than she did.

She said they would go back to the contractor and see what could be addressed. Recognizing that they were working with Mr. Katz, on some things they agreed to disagree. They decided they would rather collaborate with the City instead of the way the county did it. They would continue to try to do that but had a budget to consider. She agreed to talk with Mr. Rasch.

Chair Woods asked if she could come back to the Board with those concerns. She pointed out that none of the other state buildings had flat muntins on their windows.

Ms. Tackett said they would do that. She said they were trying to match the Bataan Building with the same colors and window treatment.

Mr. Featheringill thought it would be helpful to see a mockup or at least drawings.

He pointed out that on the elevations as drawn here were a number of different setbacks. He didn't remember being able to see two levels of parking. It seemed they had lost something else in the budget cutting.

Ms. Tackett disagreed and thought they had the wrong drawings.

Mr. Featheringill remembered they could not see 2 levels of parking.

Mr. Grombled said there had not been any changes to the layers or screening since last time.

Ms. Shapiro appreciated their efforts on this project but thought it still seemed cold and sterile. She liked using multicolored bricks. She was concerned with the stucco and the colors being so close together. She preferred more variation in the color and agreed with Chair Woods that the wire mesh at 4x4 was a little small. Also she was not sure which windows would have the flat muntins on them.

Ms. Rios thought having an aggregate sidewalk treatment or a tan color would be best.

Ms. Walker agreed with those comments. Her main concern was the spindly looking mesh on the lower level – top heavy, skinny on the bottom.

Mr. Featheringill felt the light stucco color was a little yellow and was not sure it would go well with the bricks. The tan concrete color would be less expensive than exposed aggregate. The 4x4 wire mesh, they kept small was to keep people from climbing on it. Maybe they could emulate the grid above and have it darker than the trim. He thought from his memory that the walls got swelled there.

Chair Woods thought it would be important to see what the polyurethane would look like around the windows. Too steep a pediment would look bad. She was also concerned with the mesh. If it looked like it was sitting on mesh and that wouldn't work. Maybe more structure with smaller openings for the mesh. She was also concerned about the horizontal muntin pattern and felt it was a really easy thing to correct with a vertical pattern and would be less expensive.

Ms. Rios thought multicolors in stucco were not used in this district.

Mr. Rasch said he mentioned that when they first brought it. They could be lighter under portals. But they said they used them to break up the large masses.

Mr. Featheringill said in the study sessions, they used the multiple colors to give it some depth as opposed to looking like one building.

Ms. Rios questioned smaller windows on such a big building.

Chair Woods suggested having structure between the wide openings so they didn't read so horizontal.

Chair Woods thanked them for their presentation and clarifications.

- 2. Case #H 08-105.** Santa Fe Railyard Depot. Adjacent to a landmark structure. David Pennington, agent for New Mexico Department of Transportation, proposes to remodel the train station area for the Rail runner near the Santa Fe Depot Landmark by constructing a kiosk less than approximately 11' 6" and a Rail Runner vertical sign. An exception was requested to construct a pitched roof on the kiosk where a pitched roof was not allowed (Section 14-5.2 (D)(9)(d)). (David Rasch)

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

*The Santa Fe extension of the Rail Runner service will terminate in Santa Fe near the Depot which was listed as a landmark in the City of Santa Fe register. The Depot was constructed in the Mission Revival style in 1909. Presently, the building was finished with a clay tile pitched roof and a heavy pebble dash stucco. The Board was charged with purview over adjacent construction to ensure that the landmark status of the Depot will not be degraded (Section 14-5.2(D)(1)(b)).

*On October 14, 2008, the Board approved remodeling around the property with the proposed kiosk and vertical sign postponed for redesign that especially addresses lowering of height.

"Now, the applicant proposes to remodel the Depot site with the following two items.

1. "A kiosk will be constructed on the terminal platform to the south of the Depot. There were four proposed designs which represents a rectangular/square pitched roof as requested rather than a hexagonal pitched roof. The roof height was reduced from 11' 2" to 10' 9.5" with an additional 3' 7.5" or weather vane that was decorated with the train logo.

"Option 1 includes a rectangular pitched roof that will be surfaced with clay tiles that match the Depot roof, which was installed in the 1990s to replace a shingle roof, or with a corrugated metal and a steel understructure with rafters, headers, corbels, and posts.

"Option 2 was similar to Option 1 with the change to stuccoed mass below the corbels with a low arched opening and a stepped top that references the Mission Revival style of the Depot.

"Option 3 was similar to Option 1 with the increase in length so that all information panels will be on one side only and the entire kiosk will be positioned further east from the tracks.

"Option 4 maintains the originally proposed single support post with hexagonal signage orientation under a square roof with similar structure under the roof as the other options.

"An exception was requested to construct a pitch where a pitch was not allowed (Section 14-2.5(D)(9)(d)), although the nearest surrounding structures including the Depot and the other landmark the Gross Kelly Warehouse do have pitched roofs, and the required responses were attached.

2. "A vertical sign will be installed near the sidewalk entrance to the station on Guadalupe Street. Originally, the sign was to be at 11' high. The applicant proposes to lower the height, but by how much or with what design alterations was not submitted.

STAFF RECOMMENDATION:

"Staff recommends approval of this application with the exception request for a pitched roof on the kiosk, as these adjacent alterations do not degrade the landmark status of the Depot building."

Ms. Rios asked if this was informational.

Mr. Rasch said it was an action item.

Ms. Walker noted they had been concerned with the undue height and it was only lowered 4.5 inches.

Mr. Chris Blewett was sworn and said he had slides to show how they reduced the sign to about 8 feet.

He mentioned that one of the question was about the warning strip. The federal regulation was not color specific but it had to contrast with what was around it. The Board suggested the red color but that would not contrast with the bricks around it. There was no serious guidance about it. It could go to a court of law claiming it did not provide enough contrast. The red was too close to the brick pavers.

In order to achieve any pitch, the height was 10' 9" and 8' 6" at eaves and 6' 8" at the brackets. It had to be tall enough to stand under in bad weather. This was where they ended up. It was about half the height of the depot and 2/3 the height of the train.

Regarding lighting he showed a slide that indicated the light was recessed and tucked in the roof structure. He showed a picture of the lights in a kiosk with down lighting.

Ms. Rios asked if this was an appropriate height.

Chair Woods thought it was fine because the brackets could not be lowered more. She had no problem with it.

Ms. Shapiro agreed and said it was a good human scale.

Mr. Blewett said the original vertical sign was 11' and they reduced it to 8'.

There were no speakers from the public regarding this case.

Chair Woods thanked him for the great changes. She encouraged the motion to address the preferred option and the contrasting color and cite page 22 for exceptions.

Ms. Rios wanted to discuss the warning strip.

Mr. Featheringill thought the yellow would work well and the red would not work well. But the yellow on the sidewalk was a bit much.

The 8' foot on sign was a good solution. Any less would be hard to see. He preferred Option 1 and Option 4. The shed roof matched other buildings in the area. Option 4 was compact but not as good as #1.

Ms. Walker liked Option 1 with the clay tile to match the depot.

Mr. Featheringill didn't want it to match the building. He liked the steel roof that showed it was new.

Ms. Walker was fine with 1 or 4.

Ms. Rios moved to approve Case #H 08-105 with Option 1 with a metal roof and to adopt the exception responses on page 22-23, to approve the warning strips of yellow; and to approve the 8' sign as presented. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

H. NEW BUSINESS

1. **Case #H 08-116.** 1660C Cerro Gordo. Downtown & Eastside Historic District. Justin Young/August Construction, agent for Gary & Susanna Mankus, proposes to construct

approximately 1,055 sq. ft. of additions to not exceed the existing height of 17' on a non-contributing building. (Marissa Barrett)

Ms. Barrett presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

"The Spanish Pueblo Revival style single family residence located at 1660 C Cerro Gordo has undergone alterations from the original construction which includes major massing additions and door and window replacement. The original date of construction could not be located. The Official Map list the building as non-contributing to the Downtown and Eastside Historic District.

"The applicant proposes to construct an approximately 565 square foot attached garage to the north elevation to a height of 12' where the existing height was 14'. Garage door material and color needs to be clarified. The existing garage door on the east elevation will be in-filled with windows and stucco to match the existing. The windows exceed the 30" window rule by 6". Window trim will match existing.

"Construct an approximately 308 square foot addition on the north elevation at the western corner of the building. The addition will be to a height of 13' 6" where the existing height was 15' 6". The addition will include divided light doors and windows to match the existing color.

"Construct an approximately 182 square foot addition on the south elevation to a height of 15' where the existing height was 17'. The addition will include divided light windows to match the existing trim.

"The building will be finished with a stucco to match the existing in color, texture, and type. No skylights or rooftop appurtenances were indicated in the proposal letter or plans. Exterior light fixtures were not submitted.

STAFF RECOMMENDATIONS:

"Staff recommends approval on the condition that the new windows on the east elevation meet the 30' window rule, that the windows were either architectural series divided lights or true divided lights, that the garage door material and color was clarified, that there were no publicly visible rooftop appurtenances, and that any new exterior light fixtures were approved by staff before a building permit was submitted. Otherwise this application complies with section 14-5.2 (D) General Design Standards for All H-Districts and section 14-5.2(E) Downtown and Eastside Historic District Design Standards."

"Present and sworn was Mr. Blaine Young, 1405 Hickox who had nothing to add except he agreed with staff conditions. He said the new garage door would be of the same design as the existing, the stucco would match existing and no roof top equipment would be installed...

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H 08-116 subject to staff conditions and as stated by the applicant. Ms. Rios seconded with the clarification that the garage door would be wood stained.

The motion passed by unanimous voice vote.

2. **Case #H 08-117.** 642 Alto Street. Westside-Guadalupe Historic District. Christopher Purvis, agent for Don & Kathy Pollock, proposes to construct an approximately 205 sq. ft. addition to match the existing height of 29' 6" on a non-contributing building. (Marissa Barrett)

Ms. Barrett presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

"The two story Spanish Pueblo Revival style single family residence was constructed after 1945 according to the Official Map. The building has undergone major alterations which include window and door alterations and well as second story massing. The Official Map lists the structure as non-contributing to the Westside-Guadalupe Historic District.

"The applicant proposes construction of an approximately 205 square foot addition including a 95 square foot second story addition. The second story addition will match the existing height of 20' 6" and the first story addition will be stepped at a height of 11' in one area and 12' in another. The additions were constructed on the southwest corner of the building.

"The addition includes true divided light windows on the south, east, and west elevations, a solid wood door on the west elevation, and a divided light door on the east elevation. The doors will have an overhang with supports to protect the entry and the windows will be aluminum clad in the color white. Canales were proposed on the east and west elevation. The building will be finished with cementitious stucco in the color "Buckskin" to match the existing color and texture.

"No skylights or rooftop appurtenances were indicated in the proposal letter or on the plans. Exterior light fixtures were not submitted.

STAFF RECOMMENDATIONS:

"Staff recommends Approval of the application on the condition that there were no publicly visible rooftop appurtenances, that canale lining was a galvanized metal, and that any new exterior light fixtures were approved by staff before a building permit application was submitted. Otherwise the application complies with Section 14-5.2 (D) General Design Standards for All H-Districts and Section 14-5.2(I) Westside-Guadalupe Historic District Design Standards."

Ms. Rios asked what the public visibility from Alto or other streets would be.

Ms. Barrett said this was behind another two story building.

Present and sworn was Mr. Christopher Purvis, 227 E Palace Avenue, who said he neglected to draw

a skylight but it wouldn't be visible and would be low profile. He also agreed to bring the light fixture design to staff for approval.

He said his impression was that this building was built way after 1945.

Ms. Rios agreed and said it was built in the 1990s. Ms. Walker agreed.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 08-117 per staff recommendations and the conditions that any exterior light fixture be brought to staff for review and approval and that the skylight be low profile and not visible. Ms. Walker seconded the motion and it passed by unanimous voice vote.

3. **Case #H 07-050.** 1260 Upper Canyon Road. Downtown & Eastside Historic District. Elisabeth Wagner, agent for Roy Trice, proposes to amend a previous approval by constructing a 6' high coyote fence and a spa with a 6' high stone retaining wall. (David Rasch)

This case was postponed by the applicant.

4. **Case #H 08-118.** 1002 Old Pecos Trail. Downtown & Eastside Historic District. Joe Colvin, owner/agent, proposes an historic status review of the significant and non-contributing structures on the property. (David Rasch)

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

"1002 Old Pecos Trail, known as the Carlos Vierra House, was an adobe two-story single-family residence that was constructed in the Spanish-Pueblo Revival style between 1918 and 1920. The property fronts both Old Pecos Trail and Coronado Street. Vierra was instrumental in defining this architectural style in terms of its organic nature and how buildings should relate to their sites. This was one of the first, if not the first residential building in this new style. The original massing was intact, but some of the portals have been infilled. The building retains high integrity and it was listed as significant to the Downtown & Eastside Historic District.

"There were four other structures on the property that do not have formally established historic status: two guest houses; a garage; and an indoor tennis court.

"The guest house (casita) that was located to the southeast of the main residence and which has street frontage was constructed in the Spanish-Pueblo Revival style between the 1930s and the 1950s. The structure helps to create a courtyard on the south side of the residence as the east mass and it blends in well with the original character of the property. The eastern block of the building was the first garage on

the property. The western block, which doubles the footprint, was added later when the building was converted to a guest house. The building retains high integrity and it was officially listed as not resurveyed. The 1996 Historic Cultural Property Inventory suggest a status of non-contributing mostly due to the, at that time, non-historic addition that doubled the size. Now that the entire footprint was historic in date of construction, the building was eligible for historic status upgrade.

"The second guest house (caretaker's house) was located to the southwest of the main residence and it was constructed in the Spanish-Pueblo Revival style in the 1970s. The structure helps to create the south courtyard of the residence as the west mass. The building retains integrity and blends in well with the other buildings. The building was officially listed as not resurveyed. Due to the non-historic date of construction the building was recommended as non-contributing.

"The two-car garage that was located south of the vehicle gate on Old Pecos Trail was constructed in the Spanish-Pueblo revival style in the late 1940s to early 1950s with Pen Tile. The building retains integrity and blends in well with the other buildings. The building was officially listed as not resurveyed. Due to the historic date of construction the building was eligible for historic status upgrade.

"The 7,674 square foot indoor tennis court was built in a simplified Spanish-Pueblo Revival style in 1982 with CMU at 19 feet high. The severely rectilinear blocked massing was well screened by vegetation to help mitigate the large scale. The building was officially listed as not resurveyed. Due to the non-historic date of construction the building was recommended as non-contributing.

"Perimeter walls were originally constructed by Vierra with stepped massing before 1921. In 1978, the walls were remodeled to include Peñasco-style wood vehicular gates on both street frontages. The gates were harmonious to historic styles but they were not eligible for historic status.

"The applicant proposes to perform maintain and repair on the structures which have not been well maintained. The works mostly involves re-roofing, re-stuccoing, replacement or repair of wood and glass on windows, removal of electrical and wiring systems that visually distract.

STAFF RECOMMENDATION:

"Staff recommends the following historic statuses for the structures: main residence-significant; casita-contributing; care taker's house-non-contributing; garage-contributing; and tennis court-non-contributing. Staff also recommends approval of the maintenance and repair work as proposed."

Present and sworn was Ms. Bonnie Colvin, 24 Paintbrush Circle, who said they were trying to get the old property watertight before winter and trying to keep everything as it was without any changes.

There were no speakers from the public regarding this case.

Ms. Walker suggested she see how quickly she could get on the list for state tax credits.

Chair Woods summarized the motion components.

Ms. Rios moved to approve Case #H 08-118 with staff recommendations and approve the maintenance and repair work. Ms. Shapiro seconded the motion with the comment that if she needed help with restoration, to call on David Rasch. The motion passed by unanimous voice vote.

5. **Case #H 08-120.** 438 Acequia Madre. Downtown & Eastside Historic District. Julia Berman Design, agent for Dan & Terri Guy, proposes to remodel a significant property in Plaza Chamisal by constructing a 5' 4" high stuccoed yardwall, a 4' 6" high coyote fence, and a 16" high stone wall in the front yard. (David Rasch)

Mr. Rasch presented the staff report for this case as follows:

BACKGROUND & SUMMARY:

"438 Acequia Madre was a single-family residence that was constructed by Katherine Stinson Otero in the Spanish-Pueblo Revival style before 1930. The property was located within Plaza Chamisal, an historically significant compound. Ms. Otero was a significant architect in Santa Fe and Plaza Chamisal. The residence won an award during the first annual architectural competition of 1930 as the best example of a new residence costing between \$8,000 and \$10,000. This property was listed as significant to the Downtown & Eastside Historic District.

"Historically, the compound had an open character with lush vegetation and hedges separating the properties. The 1984 Historic Cultural Property Inventory shows that there was a low thick hedge in front of the residence. Much of the mature landscaping has not survived and residents have been approaching the Board for approvals to construct privacy walls. These requests have generally been received with opinions to lower walls or replace them with open fences and shrubs.

"Now the applicant proposes to remodel the property with the following five items.

1. "An adobe yardwall will be constructed along the north lotline with undulating height from 5' 4" for approximately 43 linear feet to 6' for approximately 21 linear feet further east. The maximum allowable height for a non-street frontage wall or fence was 6' high.
2. "A 4' 6" high coyote fence with irregular latillas tops will be constructed at the east end of the north lot line for 46 linear feet where there were mature conifers whose roots were to be disturbed minimally.
3. "A 16" high stone wall will be constructed along the driveway for 66 linear feet. Accent pilasters will be constructed to flank the walkway to the front door.
4. "The brick surfaced carport will be extended out in front of the carport with a basket weave pattern and colors to match existing. A low rock edge will define the drive area.

5. "Additional vegetation was proposed as shown on the attached landscape plan.

STAFF RECOMMENDATION:

"Staff recommends approval of this application on the condition that the Board finds that the higher wall and fence area does not impact the general view of the significant structure or the openness of the historic compound."

He clarified that when a property had no street frontage, staff drew a radius around it. To comply with the ordinance and not trespass, they deferred to six feet on residential and 8' on commercial properties (for walls). But Ms. Barrett and he measured all the walls and fences in the historic compound which gave an average of 4' 4". He also drew attention to the character of the walls in the compound. There was a small section of coyote in two areas. He showed images of them. Besides these, the rest had either stuccoed walls or picket fences with historic styles.

Ms. Rios noted in the report that the second paragraph said the 1984 inventory showed a low thick hedge. She asked what its height was.

Mr. Rasch said it was about 2.5 to 3' high.

Ms. Rios commented that the compound had an open character but it seemed to her that everyone wanted to fence in their property

Present and sworn were Julia Berman, Dan Guy and Terri Guy.

Ms. Berman said the Guys had been here at least twice before. She clarified which property line and view they were talking about. On the plan view it showed two different north property lines, one on the north east and one on the north west. The drive was parallel to northwest property line. There was a lot on northeast that was vacant.

When the house gets constructed on that lot, the sight line would disappear. There was a no build area. A developer would be coming to the Board on it some day. That was where the low 16" curb was.

At one time there was a large 35' apricot tree that died as they closed on it. Since the tree died, that façade was more open than ever before. On the northwest section, they would just put the fence to have a little privacy. It was more open than the one on the north. She said one would be able to see the whole façade while driving by.

Ms. Shapiro asked her to go through the fence height from east to west.

Ms. Berman said on the lower new elevation the 16" high, wall gradually goes up to 5' 4" and around the fountain the wall would bulge out and would be 6' and then goes back to 5' 4" and curves around into the yard and then the coyote which was almost invisible because of the trees. Coyote was 4' 6". The wall would be stuccoed to match the house. It was an old oriental color.

Ms. Rios asked to Mr. Rasch where there were existing coyote fence locations.

Mr. Rasch said there were some at the back near the acequia. In Chamisal, there was another one which he pointed out on the site plan. He showed both on the neighborhood view. He said picket fences were more traditional in compounds.

Ms. Rios acknowledged that the Guy's had been very conscientious in maintaining this property but the Board needed to look at the compound which was more open.

Ms. Rios asked Mr. Guy if they could use lower and another type of wall.

Mr. Guy said the problem was the gigantic trees and how to avoid damaging the roots. Some of them were on the developer's property. They were not developing tall walls. Up close to the house it was a low plane. Their property was the most open in Chamisal. When they first bought it, it had incredible density. It was now limited to 17 and they spent a lot to get that limitation.

There was now a house being developed ten feet from their fountain and they wanted privacy from that home. There were six or seven others the developer could build out. He assured the Board that they had a home that one could not own but just be a caretaker of. They got an award for the casita. He knew it would be here long after they were gone and would have preserved it.

Ms. Rios agreed. She asked again how high and how long the wall would be.

Ms. Berman said it took a couple of feet to get up to 5' 4". The whole length was 43'. It went for about 30' and then stepped up and went around the fountain at 6'. The purpose was because there was no other way to have vegetation there and no other way to provide a screen and after the fountain it was no longer on the property line but was lower.

Mr. Featheringill asked where the 16" wall stopped.

Mr. Rasch pointed it out.

There were no speakers from the public regarding this case.

Mr. Featheringill wanted to see the 16" wall continue to the property line. He agreed with the other part being taller. That section would not protect them from the other house.

Ms. Guy said they worked well together with Ms. Berman. The issue for her was that in any of the schemes of the developer to build, there was a lot of parking right there by her living room window. The parking in the center was right at their front door and she felt she was surrounded by cars. That was why she proposed starting to raise it before the property line was reached.

Mr. Featheringill moved to approve Case #H 08-120 per staff recommendations and a condition that the walls be as proposed except that the 16" wall extend to the property line. Ms. Rios

seconded the motion and it passed by majority voice vote (3-1) with Ms. Walker voting against...

- 6. Case #H 08-121.** 1562 Upper Canyon Road. Downtown & Eastside Historic District. David Chase, owner/agent, proposes to remove approximately 260 sq. ft. of a non-historic split rail fence and replace with a coyote fence to a height of 5' 9" where the maximum allowable height was 6' on a significant property. (Marissa Barrett)

Ms. Barrett presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

"The Territorial style single family residence was constructed in 1856 with additions in 1936. The building includes brick coping, decorative brackets, wood pediments and surrounds, and divided light windows. Two accessory building were located on the site (detached garage and shed). The main residence and detached garage were listed as significant on the Official Map.

"The applicant proposes to remove the non-historic split rail fence located on the east property line adjacent to the old orchard area. The split rail fence was constructed in 2001, includes V-mesh horse fencing, and runs for 260 feet.

"The applicant proposes replacing the existing fence with a 5' 9" high coyote fence where the maximum allowable height was 6'. The stringers will be placed on the interior and the latillas will be irregular in height as well as loosely placed so that there was slight visibility between the latillas. Public visibility of the fence was minimal as the fence runs perpendicular to Canyon Road and walls and fences along Canyon Road block the view to the proposed fence.

STAFF RECOMMENDATIONS:

"Staff recommends approval as the application complies with Section 14-5.2 © Regulations for Contributing Structures, Section 14-5.2(D) General Design Standards for All H-Districts, and Section 14-5.2(E) Downtown and Eastside Historic District Design Standards."

Present and sworn was Mr. David Chase, 1562 Canyon Road who had nothing to add to the staff report...

Ms. Shapiro asked what was along Canyon Road.

Mr. Chase said it was a slab board fence on the west and on the east side was coyote fence.

Ms. Shapiro asked if one could see through it.

Mr. Chase said no.

Ms. Shapiro asked for the height at that point.

Mr. Chase said it was between 5 and 6'. The slab fence sits on top of an old stone wall. The tops of the split rail uprights were 54".

There were no speakers from the public regarding this case.

Ms. Shapiro moved to approve Case #H 08-121 per staff recommendations with irregular tops and spaces between the coyote fence. Ms. Rios seconded the motion and it passed by unanimous voice vote.

7. **Case #H 08-113A.** 508 Calle Corvo. Downtown & Eastside Historic District. Lom Tryk Architects, agent for Ron & Susan Blankenship, proposes an historic status review of a non-contributing residence and a non-contributing garage. (David Rasch)

Case #H 08-113B. 508 Calle Corvo. Downtown & Eastside Historic District. Lom Tryk Architects, agent for Ron & Susan Blankenship, proposes to remodel the residential building and the garage by replacing windows and doors and to alter opening dimensions and locations. An exception is requested to change openings on a primary elevation. (Section 14-5.2(D)(5)). (David Rasch)

This case was postponed under approval of the agenda.

I. MATTERS FROM THE BOARD

None.

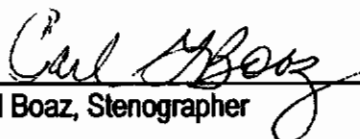
J. ADJOURNMENT

Ms. Shapiro moved to adjourn the meeting. Ms. Rios seconded the motion and it passed by unanimous voice vote. The meeting was adjourned at 7:21 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer