



## Agenda

CITY CLERK'S OFFICE

DATE 7/10/08 TIME 4:10 pmSERVED BY [Signature]RECEIVED BY [Signature]**HISTORIC DESIGN REVIEW BOARD FIELD TRIP****TUESDAY, JULY 22, 2008 – 12:00 NOON****HISTORIC PRESERVATION DIVISION, 2<sup>ND</sup> FLOOR CITY HALL****HISTORIC DESIGN REVIEW BOARD MEETING****TUESDAY, JULY 22, 2008 – 5:30 PM****CITY COUNCIL CHAMBERS****A. CALL TO ORDER****B. ROLL CALL****C. APPROVAL OF AGENDA****D. APPROVAL OF MINUTES**

June 24, 2008

**E. APPROVAL OF FINDINGS/CONCLUSIONS****F. COMMUNICATIONS****G. BUSINESS FROM THE FLOOR****H. ADMINISTRATIVE MATTERS****I. OLD BUSINESS**

1. Case #H-08-071. 303 E. Berger Street. Don Gaspar Area. Edward Aldworth, owner/agent, proposes to demolish an approximately 60 sq. ft. non-contributing shed and construct an approximately 120 sq. ft. shed to a height of 8' where the maximum allowable height is 13'11". (Marissa Barrett)
2. Case #H-08-074. 301 Palace Avenue. Downtown & Eastside Historic District. Rad Acton, agent for Susan Barrett, proposes to remodel a non-contributing building by altering doors and windows, rehabilitating brick coping re-stucco, and construct a wrought iron fence to the maximum allowable height of 6'. (Marissa Barrett)
3. Case #H-07-096. Sheridan Street, Marcy Street, Palace Avenue. Downtown & Eastside Historic District. Mary MacDonald, agent for City of Santa Fe, proposes to remodel the streetscape for a transit center that includes construction of four pedestrian shelters at approximately 9' high, where the maximum allowable height is 29'6", other furniture, lighting, landscaping and paving. A pitched roof exception is requested (Section 14-5.2 (D)(9)(d)). (David Rasch)

**J. NEW BUSINESS**

1. Case #H-08-075. 549 Agua Fria Street. Westside Guadalupe Historic District. Christi Schackel, agent for Barbara J. Vigil, proposes to restore a door opening and replace a non-historic door with windows in a screened porch on non-primary elevations of a significant residence. (David Rasch)

2. Case #H-08-076. 1160 Camino Cruz Blanca. Historic Review District. Sarcon Construction, agent for St. John's College, proposes to construct an approximately 9,975 sq. ft. institutional building to a height of 39' where the maximum allowable height is 16' on a non-statused property. The applicant requests an exception to Section 14-5.2 (D,9) to exceed the maximum allowable height and Section 14-5.2 (F,2,e) to allow cantilevers. (Marissa Barrett)
3. Case #H-08-077. 435 Camino Don Miguel. Downtown & Eastside Historic District. Gil Gonzales, owner/agent, proposes to cut a 200' wide opening in an historic adobe yardwall and construct an approximately 5' high coyote fence along a side lotline on a contributing property. An exception is requested to create an opening in a primary elevation where an opening doesn't exist (Section 14-5.2 (D)(5)(a)(ii)). (David Rasch)

**K. MATTERS FROM THE BOARD**

1. Discussion of walls, fences and gates study along with current relevant ordinance and policy sections.

**L. 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 July 22, 2008 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday, July 22, 2008.

**SUMMARY INDEX OF**  
**THE HISTORIC DESIGN REVIEW BOARD MEETING**  
**July 22, 2008**

ITEM	ACTION	PAGE
Call to Order	Convened at 5:30	1
Roll Call	Quorum Established	1
Approval of Agenda	Approved as amended	1-2
Approval of Minutes June 24, 2008	Approved as amended	2
Approval of Findings/Conclusions	Approved as presented	2
Communications	ADA Curb Cuts Update	2-3
Business from the Floor	Manderfield School – Marilyn Bane	3-4
Administrative Matters	None	4
Old Business		
1. Case #H 08-071 303 E. Berger Street	Approved with conditions	4-5
2. Case #H 08-074 301 E. Palace Avenue	Approved as submitted	6-7
3. Case #H 07-096 Sheridan, Marcy, Palace	Approved concept with conditions	7-11
New Business		
1. Case #H 08-075 549 Agua Fria Street	Approved with conditions	11-12
2. Case #H 08-076 1160 Camino Cruz Blanca	Approved as recommended	12-20
3. Case #H 08-077 435 Camino Don Miguel	Approved, exception granted	21-22
Matters from the Board	Discussion of Wall & Fences	22-23
Adjournment Exhibits: A, B, C	Adjourned at 8:00	23

**MINUTES OF THE**  
**CITY OF SANTA FE**  
**HISTORIC DESIGN REVIEW BOARD**

**July 22, 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  
Mr. Dan Featheringill  
Ms. Cecilia Rios  
Ms. Deborah Shapiro  
Ms. Karen Walker

**MEMBERS ABSENT:**

Mr. Jake Barrow  
Mr. Robert Frost

**OTHERS PRESENT:**

Ms. Marissa Barrett, Senior Historic Planner  
Mr. David Rasch, Historic Planner Supervisor  
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 asked that two changes be made to the agenda. He said the first

correction was under section E. He said the Findings of Fact for the Lensic project would come before the Council on the 30<sup>th</sup>. He said the second correction was on the last case, which contained a typo. He said it should read 20 feet, not 200.

**Ms. Walker moved to approve the agenda as amended. Ms. Shapiro seconded the motion. The motion passed by unanimous voice vote.**

#### **D. APPROVAL OF MINUTES**

**June 24, 2008**

Mr. Featheringill noted that his name was misspelled throughout the minutes and should be Featheringill.

**Ms. Shapiro moved to approve the June 24<sup>th</sup> minutes as corrected. Ms. Rios seconded the motion. The motion passed by unanimous voice vote.**

#### **E. APPROVAL OF FINDINGS/CONCLUSIONS**

**Ms. Rios moved to approve the Findings of Fact and Conclusions of Law regarding the Lensic Building. Ms. Shapiro seconded the motion. The motion passed by unanimous voice vote.**

#### **F. COMMUNICATIONS**

Mr. Rasch explained that a complaint had been made about the yellow reflective tape. He said it had been corrected. He also spoke about the reflective warnings. He showed the pictures of the warnings, and how the yellow did fade. He also showed the terra cotta.

Mr. Rasch further explained that other things, like the fire hydrants and curbs, were yellow. He said there were other curb colors, like blue, red, green and orange. He said pedestrian signs and some bollards were also yellow. He said yellow was very detectable.

Mr. Joe Luján, the ADA Coordinator, introduced himself. He said they had come before the Board the previous August to report that they would standardize, and said the color happened to be yellow. He said the contrast was for the visually impaired. He said the Chair of the Mayor's Committee and Public Works staff had decided to standardize with yellow. He said they had found that red blended in too much with the concrete, and had low visibility under low light. Mr. Luján passed out the packets. (Attached as Exhibit A)

Mr. Luján said his packet included minutes, and quoted the sections of the ADAG on detectable warnings. He noted that on the last page was the breakdown of the CIP curb improvements. He said it showed the costs of detectable warnings.

Ms. Walker said, at the corner of Marcy and Paseo, they had a new cutout and had put a thing in between the cut outs.

Mr. Luján said it was a curb lamp.

Ms. Walker said she thought it was dangerous for someone who was handicapped.

Mr. Luján said it was to protect the pedestrians by prohibiting vehicles there.

Ms. Rios thanked Mr. Luján for his presentation. He asked how long it would take the yellow to become muted.

Mr. Luján said he didn't know exactly. He explained that the UV rays did it. He said the darker colors faded faster. He said it also had to do with weather and climate as well...

Chair Woods said the presentation was just informational. She asked if anyone from the public wished to speak.

Ms. Marilyn Bane, president of the OSFA, said she wished to speak. She said they had discussed the issue at their Board meeting the previous day. She said the Historic District was different than other districts. She said yellow was disruptive to the streetscape, and out of harmony. She said they felt that texture was extremely important, and said there were a variety of colors the federal government would accept, like the terra cotta. She asked that the Board consider it in any action they took.

Ms. Rios asked Mr. Luján if there were more muted yellows, and asked if there were other colors that were acceptable.

Mr. Luján said he did not think there was another yellow. He said there were two shades of red, and other colors available.

Chair Woods thanked Mr. Luján for coming.

Ms. Walker said she wanted to explore other colors.

## **G. BUSINESS FROM THE FLOOR**

Ms. Marilyn Bane read a letter, and handed out a copy, regarding Manderfield  
Historic Design Review Board

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School. (Attached as Exhibit B)

Chair Woods asked Mr. Rasch if he could request that it happened.

Mr. Rasch said he would put it on the next agenda.

## **H. ADMINISTRATIVE MATTERS**

None.

## **I. OLD BUSINESS**

1. **Case #H 08-071.** 303 E. Berger Street. Don Gaspar Area Historic District. Edward Aldworth, owner/agent, proposes to demolish an approximately 60 sq. ft. non-contributing shed and construct an approximately 120 sq. ft. shed to a height of 8' where the maximum allowable height is 13' 11". (Marissa Barrett)

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

### **BACKGROUND AND SUMMARY:**

"303 East Berger Street consists of a Spanish Pueblo Revival style main residence constructed in 1936, a Spanish Pueblo Revival guesthouse, and wood storage shed. The Official Map lists the main residence as contributing, the guesthouse as contributing, although the Historic Design Review Board downgraded the historic stat of the garage in 1999 along with granting approval of major remodel of the building which converted the use to a guesthouse, and does not list the shed.

"The applicant proposes to demolish the approximately 64 square foot, 8' high, storage shed which may be approximately 50 years old but retains little historic or structural integrity. The shed is not visible from Berger Street and is located at the northwest corner of the property.

"The City of Santa Fe Inspections and Enforcement Division Director conducted a site inspection on June 11, 2008 and states that the roof of the building is approximately 80% gone as well as the building is encroaching on the rear setback. The Inspector also states that the structural components of the building are rotting.

"The applicant would like to construct a new approximately 120 square foot storage shed in the same location but complying with the required zoning setbacks. The shed will be to a height of 8' where the maximum allowable height is 13' 11". The shed will be constructed from steel beams with T-H-1 Western ridge cedar siding painted a "Battleship Grey" which is the color of the existing shed and the trim on the guesthouse.

The shed will include a window on the north, south, and west elevations and a door on the east elevation. Details need to be clarified. The roof will be mineral roll roofing. Color needs to be clarified.

**STAFF RECOMMENDATIONS:**

“Staff recommends approval of this application on the condition that the roof is non-reflective, that the window and door details are clarified, and that any exterior light fixtures are approved by staff before a building application is submitted. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for all H-Districts and Section 14-5.2 (I) Don Gaspar Area Historic District Design Standards.”

Mr. Aldworth was sworn in. He explained that he was deaf and his wife Marsha would help him speak with the Board. He thanked everyone who had helped them make the application, which had started in October, including their next door neighbor, Steve. He assured them it would be okay. He said the artist on the other side had an old apple orchard, and said they were not complaining.

Ms. Rios asked about the window type and the roof color.

Mr. Aldworth said he did not know the roof color, but said they would be happy to comply with the Board's wishes. He said the windows would reflect the one window that was in the original structure.

Ms. Rios asked Ms. Barrett if staff had a recommendation on color.

Ms. Shapiro said the existing shed was scalloped in design.

Mr. Aldworth asked if the Board wanted them to continue that.

Ms. Shapiro said that would be a good idea.

Mr. Aldworth said it was not a problem.

No members of the public wished to speak regarding this case.

**Ms. Rios moved to approve the demolition and the new shed per staff recommendations, with the added requirement that the roofing be non reflective and that there be scalloping on the edge and that the scalloping and color be brought to staff for approval. Ms. Shapiro seconded the motion. The motion passed by unanimous voice vote.**

Mr. Aldworth thanked staff for their help.

2. **Case #H 08-074.** 301 E. Palace Avenue. Downtown & Eastside Historic District. Rad Acton, agent for Susan Barrett, proposes to remodel a non-contributing building by altering doors and windows, rehabilitating brick coping, re-stucco, and construct a wrought iron fence to the maximum allowable height of 6'. (Marissa Barrett)

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

**BACKGROUND AND SUMMARY:**

"The Territorial Revival, approximately 3,144 square foot commercial building located at 301 East Palace Avenue was constructed post 1945 and has received alterations in 1987 and 1999 that include total window and door replacement (including dimensions and new openings) and additions. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

"The applicant would like to remodel the building with the following alterations:

"Replace windows on the west elevation by retaining the header height but lowering the sills. The new windows will be 2 over 2 clad wood double-hung architectural series divided lights in the color white. The window pediment and surround will be refinished to match the new window length and to stand proud of the window. The woodwork will be painted white.

"Also proposed for the west elevation is the removal of the existing railing from the center four posts of the front portal to allow new access to the building. Some of the railing will be relocated to the northern end of the portal.

"Door and window replacement on the east elevation includes the replacement of two doors with 2 over 2 double hung windows, replacement of a door and window with white painted steel security doors, and infill of a door. White painted wood pediments and surrounds will be added around all doors and windows. Wrought iron security grills will also be installed to all windows on the rear, east elevation.

"Uncover and restore the brick coping that has been stuccoed over and add a metal coping cap with 2" drip. The metal will be painted with baked on enamel in a flat finish to match the brick coping.

"The building will be restuccoed in a slightly darker color, "Adobe Brown" by Sto. Exterior wall light fixtures will be replaced.

"Lastly proposed is a wrought iron fence and pedestrian gate at the rear, east property line to the maximum allowable height of 6'.

**STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application on the condition that the fence drawings and exterior light fixtures are submitted to staff for approval before building permit application is 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."

Ms. Barrett noted there was a handout of all the details. (Attached as Exhibit C)

Mr. Rad Acton, of 1206 Upper Canyon Road, was sworn in. He said he had nothing to add, except to apologize for the confusion the previous time, and said he hoped the Board had time to review the last minute submission.

Ms. Walker asked why they had gone with Sto.

Mr. Acton said the pre-existing walls were cracking.

Ms. Walker asked what the guidelines of Sto were.

Chair Woods said they didn't have any. She said Sto was easier to maintain.

Ms. Rios said, in the historic districts, the Board usually recommended cementitious, and said, with a contributing building, it had to be the same type.

Ms. Shapiro said the worry was to have adobe covered with Sto.

Mr. Featheringill said there was another option. He said Crack Master was the brand name, and said it took care of it very well.

Ms. Rios asked if Mr. Acton had planned anything on the roof.

Mr. Action said they were not putting anything new there.

Ms. Shapiro asked about windows and doors.

Mr. Acton said they would have two fewer doors

No members of the public wished to speak regarding this case.

**Ms. Rios moved for approval, including the added submission. Ms. Walker seconded the motion. The motion passed by unanimous voice vote.**

- 3. Case #H 07-096.** Sheridan Street, Marcy Street, Palace Avenue. Downtown & Eastside Historic District. Mary MacDonald, agent for City of Santa Fe, proposes to remodel the streetscape for a transit center that includes construction of four

pedestrian shelters at approximately 9' high, where the maximum allowable height is 29' 6", other furniture, lighting, landscaping and paving. A pitched roof exception is requested (Section 14-5.2 D, 9, d). (David Rasch)

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

### **BACKGROUND AND SUMMARY:**

"Sheridan Street runs north-south from Marcy Street to Palace Avenue in the Downtown & Eastside Historic District. It is essentially an alley since most or all buildings fronting the street present their rear elevations to it.

"The City proposes to create a transit center at this location. The Board heard a preliminary proposal on August 14, 2007. The designs showed two archways over the street along with a large passenger shelter and road/sidewalk surface treatments. The archways were proposed at 16-18' high, where the maximum allowable height is 29' 6" high as determined by a linear calculation. The application was postponed for redesign seeking to simplify the proposal and bring the structures closer into compliance with Santa Fe Style.

"The present conceptual plan (option six) is the result of several meetings with a few Board members and staff. The Business and Quality of Life Committee has also reviewed the proposal and recommends approval as designed.

"The plan features four 48 square foot pedestrian shelters that are approximately 9' high. They are designed in the Territorial Revival style with white steel square posts, exposed rafters, and gray low-pitched standing seam metal roofs. A pitched roof exception is requested since the streetscape is predominantly composed of flat-roofed structures (Section 14-5.2 D, 9 d). The exception responses are attached.

"Free-standing information panels and way-finding signage are also designed in the Territorial Revival Style with triangular pediments. Other furniture includes light poles, bollards, and trash receptacles.

"The streetscape will be remodeled to widen the sidewalks to make them more pedestrian-friendly. Low-angle ramps will allow the central roadway area to be at grade with the sidewalk for ease in pedestrian/passenger circulation. Sidewalk and roadway surface treatments will also be altered.

### **STAFF RECOMMENDATIONS:**

"Staff recommends conceptual approval of this project. However, the design drawings indicate that a pitched roof exception is required to Section 14-5.2 (D, 9, d). Otherwise, this application complies with Sections 14-5.2 (D) General Design Standards and (E) Downtown & Eastside Historic District design standards."

Mr. Jon Bulthuis was sworn in. He echoed Mr. Rasch's sentiment that they had worked successfully with the subcommittee. He said Mr. John Zollars wished to share a PowerPoint presentation with the Board.

Mr. Zollars was sworn in. He shared a printout of the presentation. He said their first application had not been met with much acceptance. He said they would use brick pavers in pedestrian areas. He said there were street trees on both sides, and four shelters that were about 8' by 20'. He said they had pulled the shelters away from the O'Keeffe building about 8 feet, for an unobstructed view of the Civic Center. He said the bus stops would be raised to the level of the sidewalk for easier access. He said behind each bench would be a colored concrete wall for newspaper vending dispensers. He said the street lights were different than shown. He said they would have lower lighting for pedestrians.

Mr. Zollars said the brick would be the same color and pattern as at the Civic Center. E explained the design of the shelters. He said they would like a metal pitched roof, instead of a flat built up roof. He said they wanted to use steel columns that were more vandal proof. He said they would be painted white. He showed detail of the kiosks. He also said they wanted to use the light poles to double as bollards.

Mr. Zollars also showed a roof detail from the O'Keeffe building, which he said would be like the style proposed. He said they had worked with the Parks and Recreation Department regarding trees, and had decided on Marshalls Seedless Ash and Honey Locust. He said they had also considered Accolade Elm, Quaking Aspen, Purple Ash and Crab Apple trees. He said they would also use street shrubs that were approved by the City.

Chair Woods asked to hear from the sub committee.

Ms. Walker said they had been happy to meet with them. She said, with respect to paving, they had said that the concrete would be grey. She said she thought they would have colored.

Mr. Zollars said they could make it all the colored.

Ms. Walker said that would be great.

Ms. Rios said it had been great working with John, Jon and Mary on it, and keeping it simple. She asked Mr. Zollars to explain the ramp in the road.

Mr. Zollars said the road had typical sidewalks and gutter. He said the rise would be 6-8 inches at the area where buses loaded and unloaded. He said it was not like a speed hump.

Ms. Rios asked how they were going to address the bases of the trees.

Mr. Zollars said the tree wells would be bigger than normal, and said there would be larger landscaped areas with shrubs and plants.

Ms. Rios asked how many lights they were proposing. She said her preference would be the shorter lights for pedestrians.

Mr. Zollars said the lights were typically 50' high. He said there would be about ten lamps. He said the reason for the higher ones was that they spread the light out more, so fewer were needed. He said they were 24' downtown. He said they could possibly reduce that to 20'.

Ms. Rios said she would like them to be lower.

Ms. Shapiro said she appreciated that they had brought the application back in a simplified version. She said it was fantastic. She asked if they had considered weatherization of the shelters for wind, rain, and cold.

Mr. Zollars said that had come up in their meetings. He said could not have a solid panel because it reduced visibility. He said they could use clear plastic, but that was subject to vandals. He said they wanted to keep them simple. He said people usually were not there more than 20-30 minutes. He said the roof would help. He said they had talked about radiant heat in the roof during winter. He added that the building itself would help block wind from the west.

Mr. Rasch noted that all the light poles had banners. He said banners were not allowed in the Historic District.

Mr. Featheringill said there were a large number of light poles shown on the perspective view south on Sheridan. She said there were 18 just down the east side.

Mr. Zollars agreed that was correct.

No members of the public wished to speak regarding this case.

Chair Woods said their action was on conceptual.

Mr. Rasch said they were willing to do the construction document next.

Chair Woods said it was wonderful, and non-contentious. She said they were getting a much better result.

Mr. Zollars thanked Ms. Rios and Ms. Walker.

**Ms. Rios moved to approve Case #H-07-096 conceptually, with the provision that no banners be used on lighting and the number and height of lights be revisited, and that the concrete all be earth tone, and provided that the applicant**

meet the exception criteria, and that they come back for construction approval. Ms. Walker seconded the motion. The motion passed by unanimous voice vote.

## **J. NEW BUSINESS**

1. **Case #H 08-075.** 549 Agua Fria Street. Westside Guadalupe Historic District. Christi Schackel, agent for Barbara J. Vigil, proposes to restore a door opening and replace a non-historic door with windows in a screened porch on non-primary elevations of a significant residence. (David Rasch)

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

### **BACKGROUND AND SUMMARY:**

"549 Agua Fria Street is an adobe single-family residence that was constructed in 1908 in a vernacular/Bungalow style. The rear porch was infilled sometime between 1930 and 1980. Further alteration is evident with the existence of concrete steps on the north elevation where there is a non-historic window presently and non-historic doors are installed on the east elevation. The building is listed as significant to the Westside-Guadalupe Historic District. The south, street-facing elevation and the west elevation are considered to be primary.

"The applicant proposes to restore the rear porch by altering two items. This area is not publicly visible.

- "1. A large plate-glass window on the rear, north elevation will be removed and replaced with a door to re-establish the central hallway access and allow reuse of the existing concrete steps.
- "2. The 15-light French doors on the east elevation will be removed and replaced with windows that will match the other historic windows on this porch in light pattern and operation.

### **STAFF RECOMMENDATIONS:**

"Staff recommends approval of this application which complies with Section 14-5.2 (C) Regulation of Significant Structures, (D) General Design Guidelines, and (I) Westside-Guadalupe Historic District design guidelines."

Ms. Rios asked if the alterations were not going to change the historic status.

Mr. Rasch agreed they would not change the status.

Ms. Christi Schackel was sworn in. She said it had been exciting to find the original

back door. She said it was a well loved project.

Ms. Shapiro asked Ms. Schackel to describe the door.

Ms. Schackel said they would a front door that had single light. She said they wanted anything that was historically appropriate, and were open to suggestions.

There were no speakers from the public regarding this case.

**Ms. Shapiro moved to approve per staff recommendations with the requirement that the door mimic the front door in glazing, construction and materials. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

- 2. Case #H 08-076.** 1160 Camino Cruz Blanca. Historic Review District. Sarcon Construction, agent for St. John's College, proposes to construct an approximately 9,975 sq. ft. institutional building to a height of 39' where the maximum allowable height is 16' on a non-statused property. The applicant requests an exception to Section 14-5.2 D, 9 to exceed the maximum allowable height and Section 14-5.2 F, 2, e to allow cantilevers. (Marissa Barrett)

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

#### **BACKGROUND AND SUMMARY:**

"St. John's College is located at 1160 Camino Cruz Blanca within the Historic Review District. No buildings within the campus have a historic status assigned. Although staff administratively reviews buildings within the Historic Review District, this project must receive Board approval since it is an institutional building as well as the applicant is requesting exceptions to the ordinance.

"The applicant proposes construction of an approximately 9,975 square foot building located at the southern edge of the campus between Weigle Hall and the Fine Arts Building which will be known as Levan Hall. The new building will house administrative offices and classrooms for the College's Graduate Institute.

"The building will be located on a section of the College that is sloping to the south and will have three levels (lower, plaza, and upper) although it will appear to be a two-story building. The height of the building at the elevation that carries the main entrance is 27' where the maximum allowable height is 16'. The highest point on the building is on the south elevation which is 39' where the maximum allowable height is 16' (with the four additional feet for slope the maximum allowable height is 20'). The applicant has requested an exception to Section 14-5.2 (D, 9) to exceed the maximum allowable height. As required by City code, the applicant has answered the questions in section 14-5.2 (C, 2, c, i-vi).

"The Assistant City Attorney has further reviewed the height section of the Historic Ordinance and associated map in order to determine if a height exception is truly needed or if the project's location is regulated by underlying zoning regulations. The Attorney's determination regarding this matter was not available before this case was written and may comment on this issue after the staff report.

Ms. Barrett handed out two items: the map showing where it has to comply with height. The second was a height calculation map. Ms. Brennan said it was subject to height ordinance.

"The Planning Commission (PC) and the Board of Adjustment (BOA) have granted a height variance to allow the building to be 39' where the maximum allowable height is 34'. Both the PC and the BOA include the following conditions with their approval:

- "1. Plans shall comply with any and all 'red lined' comments by the Development Review Team (DRT) and or staff and shall meet all minimum code requirements.
- "2. Compliance with all DRT comments and conditions.
- "3. All walkways shall be ADA compliant.

"The applicant states that the design of the building is to be harmonious with the surrounding College buildings and will not be publicly visible. The simplified Santa Fe style building includes large windows that will have clear or grey tinted glazing, doors and windows that have punch openings with deep jambs similar to others on campus, cantilevered portal balconies similar to others on campus, and weathered steel elements. The applicant has requested an exception to Section 14-5.2 (F, 2, e) to allow cantilever balconies. As required by City code, the applicant has answered the questions in Section 14-5.2 (C, w, c i-vi).

"Exterior finish will include stucco to match the color on the adjacent structures on campus as well as weathered steel material in a deep reddish brown matte color on the west elevation. The material is found on other buildings in the campus as well as sculptures and art installations in the main plaza area. Weathered steel columns are also used at the portals. Railing material needs to be clarified.

"The roof of the building will be flat and have a parapet to conceal the photovoltaic array.

#### **STAFF RECOMMENDATIONS:**

"Staff recommends denial of the exception unless the Board has a positive finding of fact to grant the height of 39' (If so required by the City Attorney's finding) as well as allowing cantilevers."

Chair Woods said the applicants would present their information, and then they would take a short break.

Mr. Michael Peters, President of St. John's College, was sworn in. He said it was a pleasure to come before the board to seek their approval. He said one of their graduates had given them funds to build the building. He said it would increase the number of classrooms. He explained that most of their classrooms were from the 1960s. He said it would also provide a home for their graduate students.

Mr. Peters said it would be a building that pulled together the center of their campus. He said they believed their design was in keeping with their needs and said they thought it was reasonable in light of the other architecture on campus. He thanked the Board for hearing their proposal.

Mr. Rasch Perrigo was sworn in next. He said he had worked on the campus for about 20 years, and was a member of the building committee. He said the campus had been built in 1963, and said the style was modernist territorial with steel, glass and masonry. He said Levan Hall was the green area. He said the large buildings to the north and east had been built in 1963, the tower in 1970, and the largest building in the 1980s. He explained that there were 297 acres on campus. He said the proposed building would be 9200" of heated area, and the footprint would be only 3600 sq ft.

Mr. Perrigo said the publicly visible side was 26'. He said the opening of placita in front of Petersen Hall had a pond, and on the south, a wall that blocked progress to the south. He said it would be handicapped accessible from the east end of the campus all the way to the library.

Mr. Perrigo said one of the things they needed to look at was how to tie it into the rest of the campus. He said there was a three-story fine Arts Building to the west, and matched it in height. He said to the east was Weigle Hall, 45' to parapets and the tower, which was 16' above that. He said they were trying to bridge it between the two larger buildings. He said it would set to the north to match the northern facades of the other two buildings. He said the one facade at 39' was the South West corner, and could only be viewed from within the campus.

Mr. Perrigo said they had been through BOA and PC. He said the non-visibility should be looked at in some detail. He said they had photos at 4 points on Cruz Blanca. He said that, at the entrance, the building could not be seen. He reviewed the photos.

Mr. David Lake, from San Antonio, Texas was sworn in. He said he would speak about the architecture of the building. He said it had been their intent to create a design that would fit in harmoniously with the rest of the campus. He went through the plan to highlight linkages. He said they had not wanted to push out past the plane of Weigle Hall, but still make it the heart of the campus. He said they would make linkages beyond Petersen, and make it all handicapped accessible.

Mr. Lake said the view from Petersen showed the character of the building, and how it aligned with Weigle Hall. He said it picked up the height of the Fine Arts building, and matched the massing. He said the core part was stucco matching the color and texture of the campus. He said the portal had the same scale as Evans, which had two-story portals. He said they were very much in keeping with Evans.

Mr. Lake went on to show another view from further up the hill, which looked to the SW across the plaza. He said it showed the scale of Weigle Hall, and how the scale of the building fit in. He said there were a lot of two-story openings that had large scale fenestration. He said they wanted to pick up on it to make it a bit shorter and to make it fit in with Evans.

Mr. Lake then went over the cantilevers. He said there were a lot of cantilevers on the campus. He said the faculty and students wanted to be outdoors. He said it was designed to open up to the mild weather and allow the students to hang out on the balconies. He said the levels were synchronized with the other building levels. He said they felt it was a quiet building, and in the spirit of the campus architecture.

Chair Woods said they would take a short break, and then receive comments from the public. She asked the public to limit their comments to two minutes.

Mr. Charles Laurence Olivier was sworn in. He said it was an honor to speak in favor of the project. He said he was a current graduate student at St. John's, and a public school teacher. He said St. John's was a strong and powerful asset for education in their community. He said their Tecolote program gave many teachers an opportunity to be exposed to classical education in a practical way. He said it would strengthen their graduate program.

Chair Woods said they all knew that St. Johns was a good school.

Ms. Donna Goodman was sworn in next. She said she was a fairly new resident, and had come to Santa Fe to attend St. John's. She said, in her capacity as a professor, she appreciated their need for the space the building would provide. She said the building as planned and as shown in the model as well, was gorgeous and interfered in no way with the community. She said it would be more open and welcoming to the community.

Ms. Kathleen Longwaters, of 19 Grody Road, was sworn in next. She said she had finished the eastern program, and had lived in Santa Fe for 20 years, teaching math and science. She said they needed the structure because graduate students didn't live on campus. He said the building would help them with their function.

Mr. Ned Walpin, of 1142 San Acadio, was sworn in. He said he was a tutor at St. John's, and was also on the faculty planning committee. He said he was also the Levan Hall Building Committee chairman. He said, in both committees, they had tried to

harmonize it with existing architecture.

Ms. Christine Chan, of 1365 OSFT, was sworn in. She said she was a teacher at St. John's. He said that as a tutor in the science lab, she would love an office without formaldehyde.

Ms. Jamie Polk, a board member at St. Johns and a member of the Building Committee, was sworn in. She said there had been a lot of careful thought put into the design. She said it was finely designed, and hoped the Board would give it their consideration.

Mr. Dick Coles, of 122 Circle Drive, was sworn in. He said he was a graduate of St. John's Graduate Institute. He said he was a member of the Alumni Board, and was the treasurer. He said the Board was very much in favor of the building. He said half of local alumni had gone to the graduate institute. He said the architects in his family were pleased with Dick Flato's work.

Ms. Pamela Saunders Alban, of 10 rising Moon, was sworn in. She said she had been on the board since 1999, and had been involved in the Levan Hall project since the beginning. She said they had chosen Mr. Lake and Mr. Flato after a national search, and said they were excited about the design. She said she was also involved in Tecolote, and said the project would give much back to the community. She said it would enhance the heart of the campus.

Ms. Lisa Samuel, of 2594 Avenue de Isidro, was sworn in. She said she was a local business owner, and a 4<sup>th</sup> generation Santa Fe native. She said St. Johns was a leader in higher education, and a contributor to their local community. She said they had welcomed students to their home and were impressed with their views, and how St. John's added to their lives. She said the school was a partner with local business. She said their last concert of the season was the following night. She said they opened their campus to local nonprofits and other organizations as well. She said, as a concerned community individual, she hoped the Board would approve the project.

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

Ms. Rios thanked everyone who spoke. She said they had offered a great presentation. She said she was in favor of a new building. She asked them to characterize the style of the building, and tell them what it had in common and not in common with other buildings.

Mr. Lake said it was a contemporary interpretation. He said it had massing, stucco, window fenestration, two-story openings, the character of a light weight porch in common. He said it was in keeping with the portals at Evans and Petersen. He said a lot of the abstract elements merged with campus architecture. He said it had fenestration that matched the cornice on existing buildings. He said the other buildings had a variety of detailing on the parapets on the campus. He said the one deviation was

on the materials of the enclosed portal, which used cortan metal and steel columns.

Mr. Lake said the majority of portals were poured-in-place concrete. Se said some of the later ones were wooden. He said they felt that because of the character of the building and respect of the era of Davis, they were trying to be somewhat distinctive, so the real deviation was the portal. He said they were very respectful of the massing, and the height in particular, with respect to the other buildings. He said it played second fiddle to Weigle and Petersen. He said they had tried to keep it as low as possible, and keep the footprint as low as possible to keep views intact. He said they had been trying to create closure in the plaza.

Ms. Rios said it was a beautiful campus. She asked if the edges were sharper than the existing.

Mr. Lake said it matched the other stucco building.

Ms. Rios asked about the coping detail.

Mr. Lake said they all had a metal cornice covering the top brick, and a half-exposed brick. He said it would be the same height, but all metal instead of brick.

Ms. Rios asked about visibility.

Mr. Lake said that, from the street, onlookers could not see the portal at all. He said there were metal columns on the portal, but the roof was like the portals at Davis. He said the profile of the roof was the same height, so it read the same as the others on the campus.

Ms. Shapiro thanked them for bringing it to the Board. She said it was nice to see the evolution of the institutional process. She said the front door was held up by two metal posts, and one of them looked lighter in the drawing. She asked what the difference was.

Mr. Lake said originally, the columns had been designed to become a way of messaging, like prayer wheels. He said it was not going to happen, so they would be symmetrical. He said they had been hoping for a rust color so it would recede, rather than grey concrete. He said they had been trying to push the portal back.

Ms. Shapiro asked Mr. Lake to describe the reveals around the windows.

Mr. Lake said one of the windows faced to the north and the other to the south. He said at Petersen they were 14", but in the proposed building they would be about 24" to control the solar gain of the windows. He said the stucco matched the windows at Evans. He said it fit within the Evans and Petersen setbacks.

Ms. Shapiro asked what the color was of the railing on the east side. She asked if it

was white or rusted.

Mr. Lake said it was not rusted.

Ms. Shapiro said she was wondering about the railing matching the window elements.

Mr. Perrigo said Dark bronze was being put into the campus as they replaced them. He said it was similar to the dark color of the windows. He said the openings of the existing railings did not meet ADA requirements.

Chair Woods said that was too bad.

Ms. Shapiro asked about the metal siding on the west side.

Mr. Lake said it was Cortan rusted steel. He said it was a flat panel system.

Chair Woods said it was hard to tell where it was on the building.

Mr. Peter Brill pointed out where it was on the site plan.

Chair Woods asked how long it was from side to side, and how tall it was.

Mr. Lake said it was about 44' wide. He said he thought Cortan was great.

Chair Woods said that they did not get a lot of Cortan proposed to the HDRB.

Ms. Shapiro said one element that really stood out for her on their site visit was the rock work.

Mr. Lake said the buildings, with the exception of Petersen, didn't have any.

Mr. Perrigo said the stone had been quarried from the property.

Mr. Lake said, when they tore down the stone from Petersen Plaza, they would have some of the stone that they were salvaging. He said it was only for landscaping in the design. He said most of the Cortan was only twenty feet from the other building. He said the only time it could be seen in its entirety was as in the drawing.

Mr. Featheringill said one of the nice things were the existing buildings in territorial style. He said the proposed massing was similar in height. He said a key part was the symmetry and verticality of it. He said it was very boxy without verticality or symmetry of the rest of the campus. He said that might be what they were looking for, but said it did not tie in with the existing design. He said, in the Historic District, that was what the Board looked at. He said he was not sure that it worked very well with a historic context. He said he was not sure what to suggest.

He said the Cortan steel was not an element of the historic district, so it did not fit well with the rest of the campus. He said almost all the rest had brick coping. He said he was worried that they were taking too big of a leap with the proposed building.

Mr. Lake said they could match the others and not be able to tell what was old and what was new. He said, philosophically, he was not interested in matching architecture. He said they spoke to each other with massing. He said there were buildings that were not symmetrical. He said he disagreed about the campus being symmetrical.

Mr. Perrigo passed around a photograph.

Mr. Lake said they were trying to have the spirit of the campus, but allow the building to have a life of its own.

Chair Woods said she appreciated what they were saying philosophically, but said if the City adopted that philosophy, they would not have a historic district. She said what they had presented was daunting. She said she was uncomfortable accepting the Cortan material in the historic district. She said it was a beautiful building, and said its beauty was not the issue.

Mr. Lake said the Cortan was not a mandatory thing. He said they could change it to stucco. He said they had not wanted wood because it wouldn't weather well. He said they had wanted non-reflective material. He said there were other materials, but said they were limited. He said masonry did not give them what they wanted in the enclosed portal part.

Mr. Perrigo said he wished to reiterate the visibility of the building to the public. He said it was not easy to see. He said the last few that had been built were budget stucco buildings. He said the architecture was actually going in a negative direction. He said they wanted the proposed building to be higher quality and more contemporary, in keeping with the program.

Mr. Perrigo said, to have a building that was just an imitation of what they had was not the intent. He said the Meem buildings were all modernist territorial buildings. He said there were steel windows, a variety of concrete, some with brick, and some without, in other words, a mix on campus. He said the Board should look at the impact on the public streetscape.

Mr. Rasch said the building was in the Historic Review District, and was staff reviewed and had exceptions.

Chair Woods asked if the proposed materials were allowed in the district.

Mr. Rasch said it was more to the north than to the south.

Ms. Walker said the fact that they could not see the building was significant. She said she agreed the buildings were a huge mish mash. She said there was no harmony on the campus. She said the proposal did not bother her at all. She said it was the height and exceptions that were more important.

**Ms. Walker moved to approve Case #H-08-076, including the height exceptions and cantilevers per the answers to the exception questions, which were in the packet on page 8. Mr. Featheringill seconded the motion.**

**The voice vote resulted in a tie vote, with Mr. Featheringill and Ms. Walker in favor, and Ms. Rios and Ms. Shapiro against. Chair Woods then voted against, and the motion failed.**

Chair Woods said she thought there was a lot of integrity in the proposal, but said she was concerned about the materials. She said she had no problem with the exceptions, just the materials.

Mr. Lake said they were willing to work with the Board on the materials. He said he would be happy to meet with a subcommittee on materials and fenestration. He said he thought it would mean walking around the campus.

Mr. David Rasch said the subcommittee had to divulge all the proceedings.

Ms. Rios asked if Mr. Featheringill and Ms. Shapiro would be interested in serving on the subcommittee. She said she and Ms. Walker had just served on another.

Mr. Lake asked if the Board could approve the exceptions.

None of the Board members objected.

Mr. Lake asked that it not be postponed.

Ms. Barrett said the Board could approve the exceptions, and have the materials come back.

Mr. Rasch said they were coming before the Board because of the exceptions. He said the rest could be done by staff.

Ms. Barrett disagreed because it was an institutional building.

**Mr. Featheringill moved to approve the exceptions for Case #H 08-076, and have the materials and fenestration come back to the Board. Ms. Rios seconded the motion. The motion passed by majority voice vote, with Ms. Walker against.**

3. **Case #H 08-077.** 435 Camino Don Miguel. Downtown and Eastside Historic District. Gil Gonzales, owner/agent, proposes to cut a 200' wide opening in an historic adobe yard wall and construct an approximately 5' high coyote fence along a side lot line on a contributing property. An exception is requested to create an opening in a primary elevation where an opening didn't exist (Section 14-5.2 D, 5, a ii. (David Rasch)

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

**BACKGROUND AND SUMMARY:**

"435 Camino Don Miguel is an adobe single-family residence that was constructed between 1935 and 1945 in the Spanish-Pueblo Revival style. An historic adobe yard wall fronts the property and access has been through the adjoining property at 433 Camino Don Miguel. The property is contributing to the Downtown & Eastside Historic District.

"The applicant desires to separate access to the two adjacent properties and obtained a curb cut from the Public Works Department in order to create a new driveway. A stop-work order was issued when the applicant began to demolish a portion of the historic yard wall without permission or a permit.

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

- "1. A 20' wide cut in the primary elevation of the 3' high yard wall will be created where a cut does not exist. An exception is required to Section 14-5.2 (D, 5, a ii) and the responses are attached. The cut will be finished with rounded edges and a gate is not proposed.
- "2. A 4.5' to 5' high coyote fence will be constructed along the west lot line. The fence will have irregular latilla tops.

A barbed wire fence will be removed so that the coyote fence can be installed.

**STAFF RECOMMENDATIONS:**

"Staff recommends denial of the exception request needed for this application unless the Board has a positive finding of fact to support cutting an opening in an historic adobe streetscape wall. Otherwise, this application complies with Sections 14-5.2(D) General Design Guidelines and (E) Downtown & Eastside Historic District design guidelines."

Mr. Rasch explained that he and the applicant could not conclusively determine that it was a historic wall, so they were asking for the exception. He said they had tried to determine that it was historic and could not.

Chair Woods said she was not sure that it was historic, based on their site visit.

Mr. Gil Gonzales was present and sworn. He said he wanted to clarify that he owned both properties 435 and 433. He said the request was for 435, and said 433 was his residence. He said he wished to eliminate the easement across his property. He said it was dangerous. He explained that there were two rental units on 433 at that time, and traffic went in through his property and did not slow down when they turned into the property. He said it was also a privacy issue. He said it would be nice for him to be able to separate it, and said it would give him a lot more privacy at his residence.

There were no speakers from the public regarding this case.

Ms. Shapiro noted the adobes were gone. She asked if there was any footing for that wall.

Mr. Gonzales said there was a footing for the wall.

Ms. Rios asked if the project had to get permission from zoning

Mr. Rasch said the curb cut and zoning were all done. He said HDRB approval was the last step.

**Ms. Rios moved to approve as submitted and finding that criteria for an exception had been met. Ms. Shapiro seconded the motion. The motion passed by unanimous voice vote.**

## **K. MATTERS FROM THE BOARD**

1. Discussion of walls, fences and gates study along with current relevant ordinance and policy sections.

Chair Woods thanked the members for the photographs.

Ms. Walker asked if anyone knew when Mr. Barrow returned.

The Board discussed how to open the set of photographs.

Chair Woods said they were recommending to the Governing Body on this. She said it should be done for all the districts. She said at that time, it was falling all on Ms. Walker and Ms. Shapiro.

Ms. Shapiro said she had done the Don Gaspar and Guadalupe districts. She said she and Ms. Rios had met with Mr. Barrow, and had decided three questions needed to be discussed. She said that perhaps the way the Board calculated was causing the walls to get taller and taller. She said they were just becoming a walled city.

Ms. Rios said she had made a list and commented on all of them.

Mr. Rasch asked for copies of the Sheridan Powerpoint, one for staff, and so the recorder could have one to include with the minutes as an exhibit.

#### **L. ADJOURNMENT**

**Ms. Walker moved to adjourn. Ms. Rios seconded the motion. The motion passed by unanimous voice vote, and the meeting was adjourned at 8:00.**

Approved by:

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Sharon Woods, Chair

Submitted by:

  
Carl Boaz, Stenographer