



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, AUGUST 26, 2008 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, AUGUST 26, 2008 – 5:30 PM

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES
- E. APPROVAL OF FINDINGS/CONCLUSIONS
- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ADMINISTRATIVE MATTERS
 - 1. Case #H-08-095A. SW Corner of Palace Avenue and Paseo de Peralta. Downtown & Eastside Historic District. Mark Hogan, agent for Drury Plaza, proposes an Informational Study Session regarding the redevelopment of the Old St. Vincent Hospital and Marion Hall property. (David Rasch)
 - 2. Case #H-08-095B. SW Corner of Palace Avenue and Paseo de Peralta. Downtown & Eastside Historic District. City of Santa Fe staff proposes an historic status review for all significant, contributing, and non-contributing structures. (David Rasch)
- I. STATUS REVIEW
 - 1. Case #H-08-096. 1150 Canyon Road. Downtown & Eastside Historic District. City of Santa Fe staff proposes an historic status review for the non-contributing Manderfield School. (David Rasch)
- J. OLD BUSINESS
 - 1. Case #H-07-123. 515&519 Cerrillos Road. Historic Transition District. Richard Martinez, agent for WIV Co. proposes construct a 9,427 sq. ft. building to a height of approximately 36' where the maximum allowable height is 15'6". An exception to exceed the maximum allowable height is requested (Section 14-5.2 (D)(9)). (David Rasch)
- K. NEW BUSINESS
 - 1. Case #H-08-086. 441 Apodaca Hill. Downtown & Eastside Historic District. Nancy Alexander, owner/agent, proposes to construct an approximately 260 sq. ft. portal, enclose an approximately 220 sq. ft. portal, and alter doors and windows on a non-contributing building. (Marissa Barrett)

2. Case #H-08-087. Gomez and Paseo de Peralta. Don Gaspar Area. Santa Fe Habitat for Humanity, owner/agent, proposes to construct an approximately 976 sq. ft. single family residence to a height of 12'6" where the maximum allowable height is 16'5" and construct yardwalls and coyote fencing ranging in height from 3'6" to 6' where the maximum allowable height is 4'9" to 6' on a vacant lot. (Marissa Barrett)
4. Case #H-08-090. 1229 Paseo de Peralta. Don Gaspar Area. Bull Fulginiti, agent for New Mexico Municipal League, proposes to re-stucco a non-contributing building and re-painting all trim using new colors. (Marissa Barrett)
5. Case #H-08-092. 623 Alameda. Westside-Guadalupe Historic District. Liaison Planning Services, INC., agent for Marty Horowitz, proposes to construct an approximately 2000 sq. ft. single family residence to the maximum allowable height of 14'6", construct stuccoed CMU wall to a height of 3' where the maximum allowable height is 3'8" on a vacant lot. (Marissa Barrett)
6. Case #H-08-093. 1301 Canyon Road. Downtown & Eastside Historic District. Michael Munson, owner/agent, proposes to construct a coyote fence to the maximum allowable height of 6' and a 16' long mechanical vehicular gate to the maximum allowable height of 6' on a non-contributing property. (Marissa Barrett)
7. Case #H-08-089. 309 Read Street. Historic Transition District. James Horn/Spears Architect, agent for Lannan Foundation, proposes to remodel a significant structure by replacing the wood shingle roof with a metal standing seam roof, installation of solar panels, and landscaping alterations. An exception is requested to not replace material in-kind (Section 14-5.2 (D)(6)). (David Rasch)
8. Case #H-08-091. 151 Gonzales Road #12. Downtown & Eastside Historic District. Joan Zenker and Arnol Metz, owner/agent, proposes to replace windows on a non-contributing and re-stucco. An exception is requested to exceed the 30" window rule (Section 14-5.2 (E)(1)(c)). (Marissa Barrett)
9. Case #H-08-094. 532 Alto Street. Westside-Guadalupe Historic District. Sylvia Leet, owner/agent, proposes to remodel a contributing building by replacing the entry door, installing skylights, and constructing yardwalls, gates, and a planter. An exception is requested to alter an opening dimension on a primary elevation (Section 14-5.2 (D)(5)(a)(i)). (David Rasch)

L. MATTERS FROM THE BOARD

M. 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 August 26, 2008 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday, August 26, 2008.

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August 26, 2008

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

August 26, 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
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 are incorporated herewith by reference. The original Committee packet is on file in the Historic Planning Department.

C. APPROVAL OF AGENDA

Mr. Rasch noted there was a typo on the first item under New Business. He said it should read "carport." He also noted that under number four, the applicant's first name was Bill. He said that the ninth item under new business was postponed because there had not been a date on the public notice.

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

D. APPROVAL OF MINUTES

None.

E. APPROVAL OF FINDINGS/CONCLUSIONS

None.

F. COMMUNICATIONS

Mr. Rasch said the Santa Fe Community Convention Center opening was the following week, and said the Mayor would give the State of the City address on the following Wednesday at 6 p.m.

G. BUSINESS FROM THE FLOOR

Ms. Stefanie Beninato, of 604 Galisteo, was sworn in. She said she had come to the Historic Design Review Board again because of 610 Galisteo. She said it was not being built as the Board had approved. She said the Board had approved a shed roof with asphalt, but said the roof that was being constructed was a flat roof instead. She had the building manual. She said there was not a shed roof with parapets, but rather a flat roof with parapets. She said the Board had also said no to the parapets. She said they were aggrieved that Staff was not enforcing what had been approved.

Ms. Beninato said she was also there about the wall that being put up. She said it was supposed to be a 5' coyote fence on the west side. She also said that they were going to remove the garage totally, but said the Board had not approved that. She said the third issue was the skylights. She shared some of the site plans with the Board. She said they showed West Santa Fe Avenue. She said instead of low-profile skylights, staff had decided they could just shield them, so she said it had a box on top. She showed what could be seen from her property. She asked that the case be required to come back before the Board, and that the owner petition for those changes. She thanked the board.

Ms. Rios asked staff to respond.

Mr. Rasch said the City Attorney was looking into it.

Ms. Walker said they had the poles in the packet to consider it.

Mr. Rasch agreed. He said they could if there was time that evening to discuss it, and said it was up for action on Sept 9th.

Chair Woods informed the Board about appeals.

H. ADMINISTRATIVE MATTERS

1. **Case #H 08-095A.** SW Corner of Palace Avenue and Paseo de Peralta. Downtown and Eastside Historic District. Mark Hogan, agent for Drury Plaza, proposes an informational study session regarding the redevelopment of the Old St. Vincent Hospital and Marion Hall property. (David Rasch)

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

"The Marion Hall and the Old St. Vincent Hospital property is proposed for redevelopment. The applicant requests a preliminary informational session with the H-Board in order to provide an overview of the project and get feedback before submitting a complete proposal for action.

"The maximum allowable height for free-standing structures along the Paseo de Peralta frontage is 16' 9" as determined by a linear calculation. The maximum allowable height for free-standing structures on the interior of the lot behind Marion Hall and the Hospital and behind a structure that has frontage on Paseo de Peralta is 18' 8" as determined by a radial calculation."

Present and sworn were Mr. Kevin Whitfield, Mr. Brian Brineger, and Mr. Mark Hogan.

Mr. Brineger said they were excited to be there. He said it was a great opportunity. He provided the background information about Drury Hotels, including the one in Albuquerque. He identified several historic renovations that had been done by Drury, and showed customer satisfaction rankings by J.D. Powers. He noted that they had 120 hotels in 19 states. He explained that the hotel would have 280 rooms, 375 parking spaces and about 20,000 sq. feet of retail space.

Mr. Whitfield outlined the existing site by aerial photo. He showed a site history map from 1865 to 1977, and identified the structures on the site. He said the verandas on Marian Hall would be restored. He said a lot of historic fabric was still there, and said they would find it.

Mr. Hogan said they were present to introduce the plans with regard to conceptual organization, massing and scale and to discuss any height exceptions that were required. He said they were also there to receive the Board's input on style and details.

Mr. Hogan said they wanted to reduce the amount of surface asphalt on the property. He said their second goal was to open space for pedestrian circulation in the area. He said their third goal was to

strengthen the historic fabric by reusing the historic parts of the site. He said Marian Hall was a significant building, and said the Hospital and out buildings were non-contributing. He said they would review the status after the presentations.

Mr. Hogan showed the vehicular circulation around the site, and the existing surface parking at the site. He then showed a parking garage that would replace the surface parking, which he said would have a smaller footprint. He said they wanted to reactivate the circular drive at Paseo. He said the Downtown Vision Plan was to open up access in the downtown. He said their plan increased pedestrian circulation. He showed the access through the promenade and Cathedral Park. He said they wanted to restore the old pedestrian access between Marian and the Hospital. He said they also wanted Marian to the Rosary Gardens to connect to Water Street.

Mr. Hogan showed a diagram of the design opportunities and restraints. He showed how it would relate to the Hunt development to the south. He then showed a developed plan site view. He explained that multi-storied Casitas would supplement the rooms at Marian Hall. He said the area would be open 24 hours a day. He said they would remove the existing ambulatories in order to complete the restoration of Marian Hall. He said the promenade would help visitors find their way from the Plaza to Canyon Road. He said the parking garage would have gallery space to ameliorate the relationship with Paseo.

Mr. Hogan then showed a site plan that clarified the new buildings from the existing ones, and showed areas where material would be removed. He then showed the uses for each area on the site. He said they would have solar units on top of the hospital. He showed where archaeological studies would be done. Next he showed the building elevations. He clarified that the drawings were not designed to show style or colors. He said the screen wall would be at 22' 5" and would require a height exception.

Mr. Hogan showed a cross section where they would require two height exceptions: one at 14' 4" and the other at 4' 10", next to Paseo. He explained that the existing lot coverage was 24%, and said with their proposal the coverage would become 53%. He said 10% of the casitas were three stories tall. He showed several renderings of proposed structures. He concluded with several walk throughs. He said they would have ENN meetings and wanted to take the information gathered from the Board to those meetings.

Chair Woods said they would take a ten minute break.

PUBLIC COMMENT

Richard Ellenberg, of 1713 Canyon Road, was present and sworn. He said the proposal did not indicate that the structures needed height exceptions. He said it was next to two major developments. He said it struck them that to maximize the height exceptions; they would need to see the developments together. He said they would like to see how the proposed buildings related to the buildings that would be next to them. He said they also needed a traffic study with the ingress and egress off Paseo, and said they should maybe rely more on Palace. He said the massing model made a huge assumption on traffic flows.

Ms. Beninato, who was previously sworn in, said she appreciated that they wanted to bring Marion Hall

back to John Gaw Meem's design. She said she was concerned about lot coverage. She said it was hard to see how massive it would be without seeing the development next to it. She said she appreciated the solar and things like that, but asked where they were going to get the water for the grass. She also said there were trees on Palace and Paseo that she hoped they would keep.

Ms. Beninato said she liked the pedestrian walkways. She said it was appropriate for interior of the building, but said she had concerns regarding parking and traffic there. She said she would have liked to see it when it was fully developed, and said the glass doors to the gallery looked contemporary, no historic.

Ms. Katherine Beck was sworn in. She said her business was directly across the street. She said she hoped they would survive the renovation. She said her concern was if anyone would coordinate the proposed developments and the parking that was necessary.

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

Ms. Rios said it was a lot to digest with the lengthy presentation. She asked staff if SHPO had purview over the interior of the structure, since the Board only had purview over the exterior.

Mr. Rasch said SHPO did not have any purview over the interior, since there were no federal funds involved.

Mr. Whitfield said they would pursue credits, so they would have to comply with the SHPO.

Ms. Rios asked, if the two connectors were removed, the space would simply be a walkway.

Mr. Whitfield said it would be a pedestrian walkway as well as a drop off place for the hotel. He said the Hospital and Marian would be two different hospitals. He said there was also a connection for the garage.

Ms. Rios asked how close the construction would be to Marian and the Hospital, since Marian was Historically Significant and the Hospital was potentially contributing.

Mr. Whitfield said the sidewalk and ramp down to the garage would be between them.

Ms. Rios asked if the 53% lot coverage included the old buildings.

Mr. Whitfield agreed.

Ms. Rios asked how many of the casitas would be three stories tall. She pointed out that casita meant little house.

Mr. Whitfield said roughly 60 of them would be three stories tall.

Ms. Rios asked if any of them would be connected.

Mr. Whitfield said about 4 or 5 were, but said most were not.

Ms. Rios asked if they would disturb the existing grade.

Mr. Whitfield said they would, but not drastically. He said there would be some infill at Paseo, because the garage came out of the ground there.

Ms. Walker said it was not popular to take trees down. She asked if they had considered trimming them.

Mr. Whitfield said they had. He explained that the apricot and pear trees would be moved where possible. He said the other areas would be kept. He said trees were part of the park atmosphere.

Ms. Walker noted they would be removing public parking from private property. She asked if they would replace that parking.

Mr. Whitfield said they would replace three spaces. He said there were other opportunities to do so, and said they would have public parking in the garage.

Ms. Walker said the two big additions to the contributing building would obscure the south side.

Mr. Whitfield agreed. He said they were allowed, and said they were careful to consider what would be the primary facade.

Ms. Walker said there could be more than one. She said she was also concerned with the heavy duty massing.

Mr. Whitfield said he thought they still had some work to do. He said they did not want it to appear massive, and said he thought the portals would help break up the large massing. He said the fenestration would not help much, and so he said they would be careful.

Ms. Walker said they really needed to see a model for a project of that size. She said she felt there was no way to give good advice without one.

Mr. Whitfield said the electronic model would give them a perspective they could not achieve with a physical model. He said a physical model gave a bird's eye view, but did not allow the viewer to go inside.

Ms. Walker pointed out that they did not have jurisdiction over the interior. She said a model really helped, and said one would be ideal to see the whole package.

Mr. Featheringill said if they bermed up against the gallery on Paseo, they would not have an entrance

there. He asked if he was misreading it.

Mr. Hogan said they were proposing an entrance, and said the berm would go down at that point.

Mr. Rasch pointed the entrance out.

Mr. Hogan said they knew the doors that were shown would not be compliant.

Mr. Featheringill said on the SE view of the hostel, there was an existing portal and he said he was not sure of the age of that portal. He said he thought they needed to look at it. He said if they could get all three together it would be helpful to make decisions about them. He asked if the drop off to Marian on Palace was rounded.

Mr. Hogan explained that the drop off to the Hospital was one floor level down from there.

Ms. Rios said she was also concerned about the neighboring projects, and the south side of the hospital and the relation of the garage to developments to the south. She said she had one comment on the connectors. The Board was not sure if they were historic or not although the covering over the Marian Hall entrance might be. She suggested they might incorporate it into their designs.

Ms. Rios said she was also concerned about the streetscape from Paseo, when looking at the garage. She said there needed to be some kind of relationship to the existing hospital.

Chair Woods said she was confused about what was happening on the roof.

Mr. Whitfield said the roof on Marian Hall would be kept as it was. He said there had once been a tile roof on Marian Hall. He said they had a concern about that, but said they were flexible.

Chair Woods thanked them for their presentation and for their willingness to work with the HDRB.

Mr. Hogan said they were neutral on the style at that time, but said they had thought the Pueblo style would be more appropriate than Territorial. He said the other thing had been that some of the original buildings on the site had been very simple. He said they had thought it might be appropriate to bring some of that style into it even though they didn't fall clearly in either style. He said they wanted to pursue the entitlements for the project. He said they would be happy to do construction plans by early 2009.

Mr. Featheringill said he thought Pueblo style or some variation of it for the casitas was a very good idea. He said he would welcome their ideas on Marian Hall. He said the southeast elevation on their rendition was problematic. He said it needed to be maintained. He said he also thought they needed to be very careful with the gallery parking.

Ms. Walker said the massing on the south facade was a concern for her. She said besides that, she thought they needed to see it in some kind of context.

Ms. Rios said she appreciated the electronic rendering, but said they really did need a model. She said she thought story poles would be helpful. She added that anytime they could reduce the massing and height, it would help. She said she thought the garage on Paseo could be problematic. She said she had not heard anyone mention the terrain on Palace. She was not sure it would work.

Ms. Rios said she was concerned about the massing on the south side, and about the arch details on the garage.

Chair Woods the lot coverage was a concern. She said when they looked at it electronically, it was great, but it was wide angle but said a model helped the Board a lot. She said it was hard to determine massing and scale with the electronic rendering. She also recommended that the additions be lower.

Chair Woods said she disagreed with Mr. Featheringill about the Pueblo style casitas. She said she thought it would take away from the project. She said it looked like they had air lifted part of La Posada and dropped it there. She said she would like to have seen what actual trees they would take down. She said she would also like to have seen specifically what Marian Hall would look like.

Chair Woods said she was concerned about the Pueblo portals going down the way they did. She said she didn't think it worked at all. She was concerned about the historic fabric, especially the windows. She said she was concerned about how the new fabric would work with it. She said she thought changing the roof line would be a mistake. She said the rounded walls out front did not work, given the John Gaw Meem building. She said they had, in the past, citizens work with the applicant. She encouraged them to consider that.

2. **Case #H 08-095B.** SW Corner of Palace Avenue and Paseo de Peralta. Downtown and Eastside Historic District. City of Santa Fe staff proposes an historic status review for all significant, contributing, and non-contributing structures. (David Rasch)

Mr. Rasch noted that Dede Snow was present, and said she might answer some questions about the historic aspects of the structure.

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

BACKGROUND & SUMMARY:

"The structures on the property at the southwest corner of Palace Avenue and Paseo de Peralta in the Downtown & Eastside Historic District are: Marian Hall at 224 East Palace Avenue; old St. Vincent's Hospital at 228 East Palace Avenue; Central Boiler Plant behind 228; and Maintenance Buildings behind 228. In addition there are connecting hallways between Marian Hall and the Hospital and between the Hospital and the Boiler Plant.

Marian Hall

"224 East Palace Avenue, known as St. Vincent's Sanatorium and also Marian Hall, was constructed in brick around 1908 by Isaac Hamilton Rapp for the Sisters of Charity in the Craftsman style. The building originally functioned as a convent and a sanatorium with sleeping porches on the second and third floors. The porches have been removed at an unknown date. Two hallway connections were constructed on the east elevation when the new hospital was constructed in 1952. All historic windows were removed and replicated windows were installed when the State of New Mexico moved offices into the building in 1984. The building retains most of its original integrity and it is architecturally and historically important. The building is listed as significant to the district and this status is supported by the 1995 Historic Cultural Property Inventory (HCPI).

Old St. Vincent's Hospital

"228 East Palace Avenue, known previously as La Villa Rivera, and now known as the old St. Vincent's Hospital was constructed in brick in 1950 by John Gaw Meem in the Territorial Revival style. The building originally functioned as a hospital, then as a home for the elderly, and finally as State of New Mexico offices. The HCPI is silent regarding alterations, but there appears to be none upon visual inspection. Therefore, evidence shows that the building has a historic date of construction and a high integrity of historic materials.

"The Historic Design Review Board (HDRB) upgraded the historic status from non-contributing to contributing on July 28, 1998 and this status is supported by the 1985 HCPI. However, that recommendation was never forwarded to the Governing Body for formal adoption. The Board now has, since 2003, the authority to designate and change historic status without the Governing Body. The north and east elevations may be considered as primary. Staff did not see unique characteristics on the west and the south elevations.

Central Boiler Plant

"The building that is located south of and behind the Hospital is known as the Central Boiler Plant. It was constructed in concrete, brick, and rusticated stone in 1910 to serve Marian Hall. In 1950, a large addition was constructed by John Gaw Meem on the east and south elevations, and the character of the entire structure was altered by replacing a pitched roof with a flat roof and adding Territorial detailing to match the architectural style of the new Hospital that it now also served.

"The building retains its historic materials, including wood double-hung windows, and the non-original additions are now considered to be part of the historic character. A small CMU block addition was constructed on the west elevation at an unknown, presumably non-historic date. The building is listed as non-contributing to the district and the 1998 HDRB hearing record does not identify if this portion of the structure was included in the status upgrade. The 2008 HCPI recommends contributing status. The north and east elevations may be considered as primary.

Maintenance Buildings

"The building that is located to the west of the Boiler Plant is known as the Maintenance Buildings. It is described in the HCPI as Blocks A, B, and C. The two-story Block A portion was constructed with poured concrete between 1935 and 1951 and it retains the historic character of a projecting flat roof and wooden windows. One-story Blocks B and C were constructed with CMU block and brick coping on the parapets in 1958-1960 and 1960-1965 respectively. These non-historic additions detract from the original massing integrity in form and architectural character. Block A can only be appreciated from the southeast corner. The building is listed as non-contributing to the district with the Hospital and Boiler Plant footprint. The 2008 HCPI recommends non-contributing status.

Connecting Hallways

"The connecting hallways from the Hospital to Marian Hall and from the Hospital to the Boiler Plant were part of the Hospital construction campaign. They are constructed with the same materials and style of the Hospital but, they do not have unique merit in themselves.

"In the case of Marian Hall, the connections obscure the important east elevation of the adjacent significant building. There is no information in the HCPI forms regarding this connection. This connection is listed as part of the significant building rather than as part of the Hospital. Staff believes that this connection should be considered as part of the Hospital and not as part of Marian Hall.

"In the case of the Hospital, the connection is an awkward attachment to both the north elevation of the 1950 addition to the Boiler Plant and to the south elevation of the new Hospital. The connection angles between the structures and is not integral to either structure. There is no information in the HCPI forms regarding this connection, but it is listed as non-contributing with the Hospital and Boiler Plant footprint.

STAFF RECOMMENDATION:

"Staff recommends the following historic statuses: retain Marian Hall as significant; formally adopt previous decision for Old St. Vincent's Hospital as contributing; upgrade Central Boiler Plant from non-contributing to contributing; retain Maintenance Buildings as non-contributing; downgrade connection between Marian and Hospital from significant to contributing or non-contributing; and retain connection between Hospital and Boiler Plant as non-contributing."

Mr. Whitfield said they were satisfied with the staff report.

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

Ms. Rios discussed the south elevation of the hospital. She said it was hard to see because of the vegetation, but asked about the portal.

Mr. Rasch said the applicant had pictures with it very much smaller.

Mr. Whitfield agreed they had the photo. They showed it.

Ms. Rios said the portion was quite a bit lower, so it was not just a model.

Mr. Rasch agreed, and said it was one floor lower.

Ms. Rios said, if the Board didn't consider it primary, the applicants were proposing to build right in front of it, and would obscure it.

Mr. Hogan said the additions on the south elevation were lower than the brick parapet, and said they were set back to expose the corner of it.

Mr. Featheringill asked to look at the photo of what was there at that time. He said he didn't think the portal was much different than the original. He said it was obscured by the trees. He said the balustrades were there.

Mr. Rasch agreed. He added that they were not unique enough to him to be considered primary.

Mr. Featheringill said it had the elements necessary.

Chair Woods asked if they could do separate motions for each building.

Mr. Rasch said that would be acceptable, but was not required.

Chair Woods said they should do Marion Hall first.

Mr. Rasch said all four were primary.

Ms. Rios moved to retain the Historically Significant status of Marian Hall, and that all elevations were to be considered primary. Mr. Featheringill seconded the motion. The motion passed by unanimous voice vote.

Chair Woods asked if they were saying the connectors were not considered contributing structures.

Mr. Rasch said they should say specifically.

Mr. Featheringill moved to designate the Old St. Vincent's Hospital as contributing with the North, East, and Southeast elevations as the primary elevations, with the connections not considered contributing. Ms. Rios seconded the motion. The motion passed by unanimous voice vote.

Ms. Rios moved to designate the boiler building as contributing, and the concrete block portion as non-contributing. Ms. Walker seconded the motion. The motion passed by unanimous voice vote.

Ms. Dede Snow was sworn in. She said they did not know what the original use for Block A was. She said they could not locate it. She said they had thought it might be a remnant of the orphanage torn down

in 1955, but were not sure.

Chair Woods said the applicants had the original photo of that building.

Mr. Hogan said they knew that it had not been part of the original footprint of the orphanage, but had been added later to the east elevation of the orphanage. He said it was possibly part of the stairwell, but said it was larger than that...

Chair Woods said she agreed with Mr. Rasch that there was just not enough evidence to make it contributing.

Mr. Rasch said it was listed as non-contributing at that time.

Chair Woods said a motion was not needed.

Mr. Frank Herdman (not sworn in) said the primary façades were beyond the notice of the proceeding.

Ms. Brennan said she would need to determine that.

Chair Woods suggested they move to the next case, and return to this case later.

I. STATUS REVIEW

1. **Case #H 08-096.** 1150 Canyon Road. Downtown & Eastside Historic District. City of Santa Fe staff proposes an historic status review for the non-contributing Manderfield School. (David Rasch).

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

BACKGROUND & SUMMARY:

"1150 Canyon Road, known as Manderfield Elementary School, was originally constructed with hollow clay tile in the Territorial Revival style by John Gaw Meem in 1927 with approximately 3,000 square feet. The building was designed for future expansion along a north-south hall axis. The building features a flat roof with brick coping at the parapet and windowsills, earth-toned stuccoed walls, and white-painted window and door trim.

"The 1984 Historic Cultural Property Inventory (HCPI) recommends non-contributing historic status for the structure due to lack of historic date of construction at that time. The form notes moderate remodeling from changes to windows at the southeast corner and 1947 additions by Meem.

"The 2005 HCPI recommends contributing historic status and further describes the historic building as an important prototype for other schools along with the note that original wood double-hung windows are

retained on the west elevation. Alterations are listed by Meem at 1943 and 1947 and include aluminum windows.

"The recent 2007 State Register Nomination goes into much more of the building's history and its alterations. The original massing included an inset entry portal with projecting classroom blocks flanking the entrance on the north and south sides. Seven additions have been added to the original building. In 1943, additions were constructed on the south end. In 1947, a room was added to the southeast corner. In 1948, an addition was constructed on the north end. These additions were completed by Meem's firm. Further additions occurred in 1957, 1967, 1969, and 1970. The non-historic additions included the infill of the recess created by the original front projecting wings. All additions are sensitive to the character and style of the original building.

"The building is listed as non-contributing to the Downtown & Eastside Historic District and it was placed on the New Mexico State Register of Cultural Properties by the Cultural Properties Review Committee on December 7, 2007.

STAFF RECOMMENDATION:

"Staff recommends that the building be upgraded in historic status from non-contributing to contributing due to historic integrity and contextual significance in the development of the Santa Fe School System."

PUBLIC COMMENT

Mr. Mac Watson was sworn in. He said, as a director of the OSFA, he spoke for the OSFA, but not for the CPRC. He said he supported Mr. Rasch's recommendation for contributing status. He said they had the nomination in their packets. He said he thought one of the points that might have been left out was that it was the first building Meem had designed in the Territorial style Revival style. He said in addition to its other significance, it was also the prototype of a whole series of schools. He said he thought it was a keystone of architecture in Meem's style. He said he felt that gave the matter added weight. He said the property needed the protection that would go with the status. He said it would have protection as long as it was in public ownership, but said private ownership would take away the protection. He said it was on the state list and was eligible for national register as well.

Mr. Richard Ellenberg was sworn in. He said he was there for the OSFA and Canyon Road Association. He said they supported it.

Mr. Justin Snyder, with SFPS, was sworn in. he said he would reference the application for nomination of state properties, which was page 25 of the Board's packet. He said it was obvious that Manderfield was important to the community. He said, as a representative of Santa Fe Public Schools, he believed it was very well positioned to preserve the integrity of the building and to explore new life for the future.

Mr. Snyder said they agreed with staff regarding the building's historic integrity. He said they were under the authority of the SHPO on it. He said he also wished to comment on the building's contextual significance. He read again from page 25. He said it was the incremental growth that was the scheme for

the school system, and said it caused the seven additions. He said it was the foresight and adaptability that were important. He said it was not the Territorial style and not the material, but the adaptability that made it important for going forward.

Mr. Snyder said he believed the second quality could not be properly celebrated unless they recognized the architect. He said SFPS wished to collaborate to ensure the future of the building, and to promote a vision for Manderfield.

Mr. Watson said Catherine Colby had given a description of the property. He said the playground had always been east of the building, and while the equipment was not historic, the open space was.

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

Ms. Rios moved to upgrade the Status of Manderfield School to contributing. Ms. Rios seconded the motion. The motion passed by unanimous voice vote.

2. **Case #H 08-095B.** SW Corner of Palace Avenue and Paseo de Peralta. Downtown and Eastside Historic District. City of Santa Fe staff proposes an historic status review for all significant, contributing, and non-contributing structures. (David Rasch)

Ms. Brennan said the notice provisions were met and provided for.

Mr. Herdman disagreed, and said the applicant had been caught off guard by the fact that it was not on the agenda. He said it would be hugely detrimental to continue. He requested to postpone the decision on primary elevations to another meeting.

Ms. Brennan said the owner had not been required to use certified delivery of the notice. She said, if that became an issue, they could choose to postpone that aspect and rehear it.

Chair Woods asked, if the Board chose to reconsider, it could decide to work with the applicant.

Ms. Brennan said if they didn't wish to do that, they should not make such a motion.

Mr. Featheringill moved to reconsider all of the motions. The motion died for lack of a second.

J. OLD BUSINESS

1. **Case #H 07-123.** 515 & 519 Cernillos Road. Historic Transition District. Richard Martínez, agent for WIV Co., proposes construction of a 9,427 sq. ft. building to a height of approximately 36' where the maximum allowable height is 15' 6". An exception to exceed the maximum allowable height is requested (Section 14-5.2 (D) (9)). (David Rasch)

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

BACKGROUND & SUMMARY:

"515 Cerrillos Road, previously a car dealership, recently known as Healy Matthews Stationers, and now known as the Luna Building, was constructed by 1938 in the Modern style. Non-historic alterations, including a Spanish-Pueblo Revival style portal, have significantly affected the historic integrity and the building is listed as non-contributing to the Transition District.

"519 Cerrillos Road, previously known as the Santa Fe Theater and later as car dealerships, was constructed by 1948 in the Modern style. Reversible or non-character-defining alterations have preserved the historic integrity of the building and it is listed as contributing to the Transition Historic District.

"The HDRB conditionally approved the remodel and construction of additions along with height exceptions for the existing two buildings but denied the construction of a new building on January 8, 2008. The applicant appealed the decision regarding the new building to the Governing Body. The Governing Body denied the appeal on April 30, 2008. The application went back to the HDRB for an informational study session on July 8, 2008. The minutes from the hearing are attached.

"Now, the applicant proposes the following three items:

"1. A 9,427 square foot building will be constructed over a sub-grade parking lot to a height of approximately 36' where the maximum allowable height is 15' 6" as determined by a one-street frontage linear calculation along Manhattan. For discussion purposes, a radial height calculation for a rear lot location yields a maximum allowable height of 16' 9" and a two-street frontage linear calculation for the lot facing both Cerrillos and Manhattan has a maximum allowable height of 16' 6". A height exception (Section 14-5.2 (D)(9) is requested and the required criteria responses are attached.

"2. A "portal" will be constructed at the parking entrance on Manhattan to a height of approximately 15'.

"3. Solar panels will be installed on the building. The panels will be screened with constructed walls that are placed back from the exterior parapets. However, since solar panels are considered to be rooftop appurtenances (Chapter 14 definitions), and the measurement of height excludes rooftop appurtenances (Chapter 14-5.2 D, 9, c, iii), then height exceptions are required for the parapet screens because the maximum allowable heights for the Cerrillos Road frontage is 16' 5". The screens rise approximately 2' above the parapet. A height exception (Section 14-5.2 D, 9) is requested and the required criteria responses are attached.

STAFF RECOMMENDATION:

"Staff recommends denial of this application unless the Board has a positive finding of fact to grant the height exception needed for this project. Otherwise, this application complies with Section 14-5.2 (D) General Design Standards, and (G) Transition Historic District design standards."

Don Wiviott and Richard Martínez were sworn in.

Mr. Wiviott said they had taken the suggestions under advisement from the previous meeting. He said they had simplified the portals and balconies. He said they had greatly simplified the window style. He said they had also considered the massing, and had stepped the buildings and reinforced the Territorial design. He said they had also broken the plane in the middle section. He said they had covered up the parking as promised. He said they had also added a pergola to the east side of the building that had already been approved. He said they had tried to incorporate all the design changes requested by the Board. He said they had the model with the changes and the samples of colors.

Chair Woods said they would take a five minute break to allow the Board to look at the model.

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

Mr. Martinez said the colors had not changed. He said the brick matched the brick on the Luna building. He said they planned to have white trim and the stucco as shown.

Ms. Walker said they still had a lot of problems with the parking underground.

Mr. Martinez said the parking was as low as it could be. He said they would have stairs, ramps and elevators in the parking lot. He said that kind of parking lots were more suitable for buildings that took up the entire site. He said, in order to get the number needed with ramps, they would have had to clear the whole site. He said, for this project, where they were talking about keeping the historic buildings, the type of parking structure proposed was the best type.

Ms. Rios moved to approve per staff recommendations, and a positive finding of fact on the height exception. Ms. Rios seconded the motion. The motion passed by unanimous voice vote.

Ms. Rios moved to reconsider the status of Case #H 08-095B. Ms. Rios seconded the motion. The motion passed by unanimous voice vote.

Ms. Rios moved to approve the designations of historic status as previously voted and postpone the designation of primary façades. Mr. Featheringill seconded the motion. The motion passed by unanimous voice vote.

Mr. Rasch said they would see it on September 23rd.

K. NEW BUSINESS

1. **Case #H 08-086.** 441 Apodaca Hill. Downtown & Eastside Historic District. Nancy Alexander,

owner/agent, proposes to construct an approximately 260 sq. ft. carport, enclose an approximately 220 sq. ft. portal, and alter doors and windows on a non-contributing building. (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

'The Historic Design Review Board conditionally approved the remodeling of the non-Contributing building and construction of a new single family residence and garage with attached studio at the November 28, 2006 hearing. The board approved all walls, fences, and gates at the February 13, 2007 HDRB hearing.

'The new buildings have been constructed but the approval and permit expired before the remodel of the non-contributing building was completed. The approval was originally for the following alterations to the existing building:

'Remove an approximately 463 square foot attached enclosed carport on the south elevation in order to gain access to the proposed guest house and garage. Construct an approximately 406 square foot addition on the non-publicly visible east elevation, an approximately 256 square foot attached carport on the west elevation, and a total of 191 square feet of portals (135 square feet on the north elevation of the addition and 56 square feet on the south elevation of the addition). The carport will be to a height of approximately 11' 4" and the addition will be to a height of approximately 13' 4" on the west elevation, which is the elevation that carries the primary entrance, where the maximum allowable height is 13' 9". Due to a slope change of more than 2 feet over the footprint of the addition the non-publicly visible east elevation will be to a height of 17' 9". Historic code allows the height of the building to be increased as to not exceed over 4' of the maximum allowable height when the footprint exceeds 2' of grade change.

"Replace all doors and windows, including dimensions and locations, with divided light aluminum clad wood windows. Existing portals will be altered by installing new wood beams, posts, and carved corbels to appear Spanish Pueblo Revival in style.

"Increase a small section of the roof from 12' 2" to the maximum allowable height of 13' 9". The building will be stuccoed with cementitious stucco in an earth tone color. No skylights are indicated on the floor plan.

"The applicant now proposes to alter the original approval with the following:

"1. Enclose an approximately 220 square foot portal on the east elevation to a height of approximately 13' 6" where the maximum allowable height is 13' 9".

"2. Construct an approximately 260 square foot carport on the west elevation to a height of 11' 4" where the maximum allowable height is 13' 9".

"3. Increase the parapet from 12' 6" to 13' 6", where the maximum allowable height is 13' 9".

"4. Replace all doors and windows, including dimensions and locations, with divided light aluminum clad wood windows in the color "Hemlock". Existing portals will be altered by installing new wood beams, posts, and carved corbels to appear Spanish Pueblo Revival in style.

"5. Re-stucco the building using El Rey "Sand". Exterior light fixtures will be ceramic sconces in an earth tone color.

STAFF RECOMMENDATIONS:

"Staff recommends approval of the application as it 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 Ms. Nancy Alexander, resident of 2 El Arco in Roswell, New Mexico. She said she had nothing to add.

Ms. Rios said they wanted to replace all doors and windows, including dimension and locations. She asked if they were the existing locations.

Ms. Barrett agreed.

Ms. Rios asked if they would have anything on the roof.

Ms. Alexander said they would not. She said they had to put the parapets up a little, but said they would be under the maximum allowable height.

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

Ms. Rios moved to approve Case #H 08-086 per staff recommendations and with the condition that stucco be cementitious, and that there be no publicly visible rooftop appurtenances. Ms. Rios seconded the motion. The motion passed by unanimous voice vote.

- 2. Case #H 08-087. Gomez and Paseo de Peralta. Don Gaspar Area Historic District. Santa Fe Habitat for Humanity, owner/agent, proposes to construct an approximately 976 sq. ft. single family residence to a height of 12' 6" where the maximum allowable height is 16' 5" and construct yardwalls and coyote fencing ranging in height from 3' 6" to 6' where the maximum allowable height is 4' 9" to 6' on a vacant lot. (Marissa Barrett)**

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

BACKGROUND AND SUMMARY:

"The corner of Gomez and Paseo de Peralta is an approximately .0902 acre lot located in the Don

Gaspar Area Historic District. The lot has not been issued an official address yet.

"The following proposal is collaboration between the Santa Fe Habitat for Humanity, City of Santa Fe, the Santa Fe Area Home Builders Association, and the Green Council.

"The applicant proposes to construct an approximately 976 square foot single family residence to a height of 12' 6" where the maximum allowable height is 16' 5". The building will be built from frame and will include rigid insulation.

"The Spanish Pueblo Revival style building will include metal canales similar to other buildings in the street, vinyl windows in the color "sandstone", and a fiberglass with wood grained texturing front door in color "Rockwood Blue Green". Doors and windows will have an approximately 3" recess. The mechanical door on the south elevation will be painted to match the stucco color.

"The Gomez facing, west elevation will include an inset entry portal with wood header and carved corbels. All exposed wood will be finished in a rich red/ brown semi-transparent stain called "Yankee Barn". The portal will have a weathered steel corrugated shed roof.

"The rear elevation will include French doors with an overhang with supports. The roof material will match the west elevation portal roof.

"The building will be stuccoed using Sto in the color "Warm Butterscotch". No skylights are proposed for the building and a 4' x 8' solar unit is proposed to be placed on the roof and will be concealed by the parapets. The exterior light fixture by the front door will be a half cylinder sconce with a rusted finish. A photo of the fixture is included in your packet.

"The applicant also proposes construction of a coyote fence on the west, Gomez facing elevation to a height of 3' 6" where the maximum allowable height is 4' 9". The coyote fence will include a wood pedestrian gate to the same height at the front entry and will be flanked by stuccoed pilasters. A CMU stuccoed wall is proposed to a height of 3' 6" at the northwest corner of the lot. The wall will extend along the north, Paseo de Peralta elevation and will increase in height to 5' 9". The maximum allowable height for this elevation is 4' 9" but the Board may allow an increase not to exceed 20% of the streetscape to a maximum height of 5' 9". The wall along Paseo de Peralta meets the Wall and Fence Guidelines. A CMU stuccoed wall and coyote fence are proposed along a portions of the east, rear property line to the maximum allowable height of 6'. A coyote fence ranging in height from 4' to the maximum allowable height of 6' is proposed along the south property line and along the far end of the driveway. All walls will be stuccoed to match the building and the coyote fences will have irregular latilla tops.

"The driveway is currently proposed to be gray gravel unless a green block material can be cost effectively located. The walkway at the main entrance on the west elevation will be concrete.

STAFF RECOMMENDATIONS:

"Staff recommends approval of the application as it complies with Section 14-5.2 (D) General Design

Standards for All H-Districts and Section 14-5.2(H) Don Gaspar Area Historic District Design Standards."

Present and sworn were Ms. Susan Hanson and Mr. Richard Moore who said they had nothing to add except they agreed with the staff recommendation and had enjoyed working with the City Staff and the Homebuilders Association.

Ms. Walker asked what was meant by green block material.

Mr. Moore said it would be an open design.

Ms. Hanson said it would be permeable, and would allow water to go through it.

Ms. Rios asked if they had to comply with mullions.

Mr. Rasch they did on the eastside

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

Ms. Walker moved to approve Case #H 08-097 per the submittal, and with the requirement that the latilla tops be irregular in height. Ms. Rios seconded the motion. The motion passed by unanimous voice vote.

Chair Woods said the Board would like to contribute, if they would provide the Board with their mailing address.

3. **Case #H 08-090. 1229 Paseo de Peralta. Don Gaspar Area Historic District. Bill Fulginiti, agent for New Mexico Municipal League, proposes to re-stucco a non-contributing building and repaint all trim using new colors. (Marissa Barrett)**

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

BACKGROUND AND SUMMARY:

"The commercial building located at 1229 Paseo de Peralta is listed as a mix of Simplified Queen Ann/New Mexico Vernacular/ Contemporary style with a construction date of by 1938 on the 1992 Historic Cultural Properties Inventory (HCPI) . The building has received remodeling that include an approximately 400 square foot addition in 1991, bay windows, and roof replacement from light brown asphalt shingle to a red standing seam. The Official Map lists the building as non-contributing to the Don Gaspar Area Historic District.

"The applicant proposed to stucco the building with Sto "Sandia" which is a light tan. The existing structure is stuccoed white which can be traced back to at least 1989 (colored photos included with the

1982 HCPI form). The applicant would also like to paint all trim an off-white color. Existing trim is red and matches the standing seam red roof. Photos from 1989 show the roof to be brown as well as the trim.

"The applicant does not indicate on plans or in the proposal letter whether the yard wall along the property lines is proposed to be stuccoed as well.

STAFF RECOMMENDATIONS:

"Staff recommends approval of this application as it complies with Section 14-5.2 (D) General Design Standards and Section 14-5.2 (H) Don Gaspar Area Historic District Design Standards. However, staff cautions the Board because of a lack of substantiated evidence in the HCPI that the building may be eligible for upgrade. If the building was to be upgraded then staff would recommend denial of the proposed alterations as it is not compliant with Section 14-5.2 (D,5,b)."

Ms. Walker said if they approved the changes, it would prevent them from considering the status.

Present and sworn was Mr. Bill Fulginiti who said they renovated the building, and intended to do it in a tan color, but said they had done it white, and said it would match the Capital building.

Ms. Rios asked if they had found the original color.

Mr. Fulginiti said he had arrived there in 1977, and said he didn't take a core sample.

Ms. Rios said not everything had been tan. She said they had historic buildings in different colors. She asked if they had a preference for light tan.

Mr. Fulginiti said they would like to match it, like they had matched the Greer Mansion, but said the light tan would fit better.

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

Mr. Featheringill moved to approve Case #H 08-090 per staff recommendations with condition that the stucco be cementitious. Ms. Walker seconded the motion. The motion passed by unanimous voice vote.

4. **Case #H 08-092**, 623 Alameda, Westside-Guadalupe Historic District. Liaison Planning Services, Inc., agent for Marty Horowitz, proposes to construct an approximately 2000 sq. ft. single family residence to the maximum allowable height of 14' 6", construct stuccoed CMU wall to a height of 3' where the maximum allowable height is 3' 8" on a vacant lot. (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

623 West Alameda Street is an approximately 3,378 square foot vacant lot located in the Westside-Guadalupe Historic District.

"The applicant proposes construction of an approximately 2,000 square foot single family residence in the Spanish Pueblo Revival style. The building footprint is 1500 square feet with an approximately 500 square foot second story. The building will be dug into the ground and will not exceed the maximum allowable height of 14' 6". The south elevation facing Alameda Street is measured at a height of 12' 10".

"The building will include exposed wood lintels, viga posts, and simulated divided light doors and windows in a dark brown, bronze color. A deck is proposed at the southeast corner of the building and will have a wood railing that will be finished with a natural color linseed oil. The second floor of the non-publicly visible, north elevation will be cantilevered approximately 2'.

"The building will also include rounded corners and the two proposed skylights will be low profile and concealed by the parapet. The building will be finished with cementitious stucco with a sand texture in the color "Adobe".

"Also proposed is the construction of a yard wall on the south, Alameda Street elevation and east elevation to a height of 3' where the maximum allowable height is 3' 6" on the south and 6' on the east. The wall will be stuccoed to match the building.

STAFF RECOMMENDATIONS:

"Staff recommends approval of the application on the condition that exterior light fixtures are approved by staff before a building permit application is applied for. Otherwise this 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."

Present and sworn was Ms. Dolores Vigil, of 206 McKenzie G-1. She said they agreed with staff report.

Ms. Rios asked if it was a door on the south elevation. Ms. Vigil agreed.

Ms. Rios asked how high off the existing grade it would be, or if there was a space between them.

Ms. Vigil said there was a space in between, which was about 7' 6". She said they thought it would work that way.

Ms. Rios said she thought it was not typical.

Mr. Tim Curry, of 574 W SF St, was sworn in. He said they had a very high unbroken mass and said it would break up the facade. He said they would not have exposed lintels.

Ms. Rios asked if they could describe the doors on the south elevation.

Mr. Curry said the entry doors would be divided light, and would be ten feet high so the owner could carry big canvases out. He said they were each three feet wide.

Ms. Rios asked about the north elevation windows.

Mr. Curry said it was an overhead door that rolled up to allow the large art in and out.

Chair Woods asked why they felt both were needed

Mr. Curry said there were stairs in between those areas. He said the garage door serviced the studio. He said, on the south side, there was actually a ramp down to the lower level. He said the owner wanted to be able to bring those pieces into the house. He added that there were stairs for the interior access. He pointed them out on the floor plan, and said they were to give access from the studio to the house inside.

Chair Woods asked about the north elevation.

Mr. Curry said it was a completely non-visible area, and said it was not adjacent to other structures.

Chair Woods asked if they could use a corbel so it would not look like it is just hanging.

Mr. Curry said that would be fine. He added that simulated divided light windows would be used.

Chair Woods said the portal there made the facade more vertical. She said ten feet was a huge sculpture. She said it would help a lot if they could drop it down to eight feet. She said they could also take the parapet off the portal.

Mr. Curry said he would discuss those with the owner. He said it had caught his attention. He said he was unsure how to proceed. He said he wished still to seek approval. He said he thought they could make an eight foot door work. He agreed it was a little out of scale. He felt they had a couple of options.

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

Ms. Rios moved to approve Case #H 08-092 per staff recommendations, and with the condition that, on the south elevation, the portal be lowered to 8', and on the north elevation that the cantilever be taken to staff for approval. Ms. Rios seconded the motion. The motion passed by unanimous voice vote.

- 5. Case #H 08-093. 1301 Canyon Road. Downtown & Eastside Historic District. Michael Munson, owner/agent, proposes to construct a coyote fence to the maximum allowable height of 6' and a 16' long mechanical vehicular gate to the maximum allowable height of 6' on a non-contributing property. (Marissa Barrett)**

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

BACKGROUND AND SUMMARY:

"1301 Canyon Road is a 3,338 square foot (833 sq ft is lower level, main level is 2,505 sq ft) single family residence built in 1946 in the Spanish Pueblo Revival style. The building has had major alterations and is listed as non-contributing to the Downtown and Eastside Historic District. Also present on the lot is a newly constructed guest house which does not have a historic status listing.

"The applicant proposes construction of a coyote fence to the maximum allowable height of 6' along the northeast side of the driveway. The coyote fence will step down to 3' high for the last 13' towards Canyon Road. A 16' long, 6' high latilla mechanical vehicular gate is proposed approximately 75' from Canyon Road.

STAFF RECOMMENDATIONS:

"Staff recommends approval of the application on the condition that the latilla tops are irregular. 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."

Present and sworn was Mr. Michael Munson who had nothing to add to the staff report.

Ms. Rios asked if the fence would have irregular tops. Mr. Munson agreed.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H 08-092 per staff recommendations with irregular latilla tops. Ms. Rios seconded the motion and it passed by unanimous voice vote.

6. **Case #H 08-089.** 309 Read Street. Historic Transition District. James Horn/Spears Architect, agent for Lannan Foundation, proposes to remodel a significant structure by replacing the wood shingle roof with a metal standing seam roof, installation of solar panels and landscaping alterations. An exception is request to not replace material in-kind (Section 14-5.2 (D) (6)). (David Rasch)

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

BACKGROUND & SUMMARY:

"309 Read Street is a Neoclassical/Hipped Cottage building known as the Benjamin Read House that was constructed by 1886 in adobe. A pitched roof was constructed in the 1930s. The applicant states that the roof was surfaced with asphalt shingle as evidenced from a 1969 aerial photograph and was changed to wood shingle in or after 1983. In the 1990s, a flat-roof addition was constructed on the rear and it is

differentiated in style, color, and massing from the original building. The building is listed as significant to the Historic Transition Historic District. The HCPI said wood shingles were evident under the asphalt.

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

"1. The wood shingle roof will be removed and replaced with a standing seam roof that will match other pitched-roof buildings on the site. Since the wood shingle finish is believed to be of non-historic date due to tenuous evidence of an asphalt shingle finish, the original or historic roof finish is unknown. A standing seam roof cannot be verified as having been on the building at any time. An exception is requested to replace the roof with non-matching materials and the required responses are attached.

"As required in Section 14-5.2(D)(6) of the General Design Standards, "The existing roof styles and materials shall be maintained or replaced in kind if necessary".

"Additionally, according to Section 14-5.2(C)(1)(a) of the Regulation of Significant Structures, "Each structure (is) to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken".

"2. Solar collectors will be installed on the rear additions. A pony wall will be constructed to conceal the collectors from Read Street. The wall will be 2' 2" high, not exceeding adjacent wall height, and stuccoed to match the existing material, color, and texture.

"3. The inner courtyard garden at the rear of the building will be redesigned. The limestone tile ground surfacing will be rearranged; a 20" high colored concrete water fountain will be constructed; and water collection and delivery systems will be installed.

STAFF RECOMMENDATION:

"Staff recommends denial of the exception request to replace the roof finish not in-kind by adding conjectural materials unless the Board has a positive finding of fact to grant the proposal. Otherwise, staff recommends approval of the application with the condition that the solar panels cannot be visible from any public way and that mock ups are provided for staff to view before a permit may be granted."

Present and sworn was Mr. James Horn, 1334 Pacheco Street. He explained that the solar panels would be concealed. It was important to the Foundation that has supported the arts to have a metal roof. The historic evidence for wood was tenuous and the asphalt was confusing the historic character. He believed metal would fit in with the neighborhood and the compound. The Aspen trees would be all one could see there.

Ms. Rios said she loved this beautiful building. She felt the wood shingles contributed to the delicacy of it and a metal roof would make it heavy. Undereneath the asphalt were wood shingles so she didn't support a metal roof.

Mr. Horn said the material they were going to use was a charcoal grey color, similar to the shingle roof. He felt metal was more historic than asphalt shingles and it had a natural aspect to it. He believed it would have a delicateness to it also.

Chair Woods suggested if the Board postponed it perhaps he could bring examples of it to show the Board and at least to have it before them would help avoid the confusion.

Mr. Horn said he did submit a sample to staff.

Mr. Rasch shared the sample.

Ms. Rios asked what the shingles were made of.

Mr. Horn said they were Cedar shakes with a metal ribbon on the ridge. He showed a sample.

Ms. Rios asked if he had done a cost analysis. She said the metal roof probably would last longer but cedar shingles had a long life too.

Mr. Horn said Cedar would not last as long as a metal roof. He said there was deterioration on it. The last renovation was in 1990.

Ms. Rios said her parents have the same shingles since 1945.

Mr. Featheringill asked if the sample matched the little dot for color. Mr. Horn agreed.

Mr. Featheringill asked if there would be a shingle that could give the layered look rather than standing seam. Mr. Horn agreed.

Mr. Featheringill agreed that shingles do take a beating because of the dry weather.

There were no speakers from the public regarding this case.

Ms. Rios moved to postpone Case #H 08-089 to have applicant bring other materials. Ms. Walker seconded the motion and it passed by unanimous voice vote.

7. **Case #H 08-091.** 151 Gonzales Road #12. Downtown & Eastside Historic District. Joan Zenker and Arnold Metz, owner/agent, proposes to replace windows on a non-contributing structure and re-stucco. An exception is requested to exceed the 30" window rule (Section 14-5.2 (D) (5) (a) (i)). (David Rasch).

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

BACKGROUND AND SUMMARY:

"The Spanish Pueblo Revival Style single family residence located at 151 Gonzales Rd #12, within the Las Vistas de Santa Fe Condominiums, was constructed in the 1980s and is listed on the Official Map as non-contributing to the Downtown and Eastside Historic District.

"The owners of the building were issued a stop work order for replacing non-historic windows and doors without Board approval or a building permit. The owner stopped work immediately and contacted City staff.

"The applicant proposes replacing the non-compliant snap in muntin windows with Pella aluminum clad windows in the color brown. One window on the non-publicly visible, east elevation will change opening dimension by becoming smaller. Some windows and doors do not meet the 30" window rule. The applicant has requested an exception to Section 14-5.2 (E,1,c) to exceed the 30" window rule. As required by City code the applicant has answered the questions in section 14-5.2 (C,2,c,i-vi). [Please see attached letter]

"The applicant also proposes to re-stucco the building in an earth tone color to match the other building within the Las Vistas Condominiums.

STAFF RECOMMENDATIONS:

"Staff recommends denial of the exception to replace windows that do not meet the 30" window rule unless the Board has a positive finding of fact to grant the exception. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H-District and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards." He referred to the letter from the Association to support approving those windows.

Ms. Rios asked about public visibility.

Ms. Barrett said it was limited and part of it was out of the district.

Present and sworn were Ms. Joan Zenker and Mr. Arnold Metz, 369 Montezuma Ave. #413 who had nothing to add to the staff report.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 08-091 citing that the applicant had met the exceptions required on page 4 and 5. Ms. Rios seconded the motion and it passed by unanimous voice vote.

8. **Case #H 08-094.** 532 Alto Street. Westside-Guadalupe Historic District. Sylvia Leet, owner/agent, proposes to remodel a contributing building by replacing the entry door, installing skylights, and constructing yardwalls, gates, and a planter. An exception is requested to alter an opening dimension on a primary elevation (Section 14-5.2 (D) (5) (a) (i)). (David Rasch)

This case was postponed.

L. MATTERS FROM THE BOARD

PRV Station Remote Monitoring System Information Sheet.

Mr. Rasch explained the proposal. The structure might exceed maximum heights. There was a question if this would be a staff decision or a board decision.

Ms. Rios asked where it would be.

Ms. Walker said there was a huge light pole.

Mr. Jorgensen addressed the issue. He said they were located in the public right-of-way as close to property line as they could. There were some in easements. There were nine in the historic district. One was at the hydro plant near Cristo Rey. One was in the park behind a service pole and the rest were shown in the site map. One was a utility easement on Ranchitos.

Mr. Featheringill asked if they were usually by power poles.

Mr. Jorgensen explained that each site required power so some had drops from poles.

Mr. Featheringill asked if they couldn't put them on poles.

Mr. Jorgensen said he understood they could not. It was a PNM safety policy. He added that there would be a meeting tomorrow for PRC to explore it.

Mr. Rasch said there was also a time constraint.

Mr. Jorgensen noted that they already put two in the historic district and were advised that they must get Board approval so they shut the contractor down and were starting this procedure.

Chair Woods said her problem with staff approval was if it wrecked someone's view and it had no public hearing on it. Mr. Rasch agreed.

Chair Woods said they should then have a public hearing and allow the public to speak.

Mr. Featheringill asked if staff could follow through to find out additional information on it.

Ms. Rios said she would like to have a site visit to take pictures of them because she could not tell much by the drawing.

Mr. Jorgensen clarified that the service pole was 8" in diameter. They looked similar to a power pole and were 20 to 25 feet high. The telemetry antenna was a four foot pole.

Ms. Walker asked about the color

Mr. Jorgensen said they were painted brown and it had a stainless steel box. The others were stainless steel but their intent was to paint them.

Chair Woods thanked him.

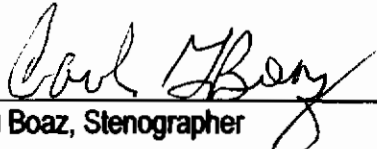
M. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 9:15 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer