



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, SEPTEMBER 23, 2008 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, SEPTEMBER 23, 2008 – 5:30 PM

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES
August 12, 2008
- E. APPROVAL OF FINDINGS/CONCLUSIONS
- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ADMINISTRATIVE MATTERS
 - 1. Case #H-07-041. 1209 Canyon Road. Downtown & Eastside Historic District. Vic Johnson, agent for the City of Santa Fe, proposes to restore a significant water works structure with a pitched roof to a height of 24'3" and remodel the property to create a water history museum and park. An exception is requested to exceed 8' high for a fence (Section 14-5.2 (D)(9)). (David Rasch)
 - 2. Case #H-08-102. 1209 Canyon Road; 335 Camino Cerrito; 507B Camino Sin Nombre; 483 ½ Camino Don Miguel; 517 Camino Del Monte Sol; 547 Camino Rancheros; 832 Camino Ranchitos; Old Santa Fe Trail (Amelia White Park); 653 E. Barcelona. Downtown & Eastside and Historic Review Districts. Robert Jorgensen, agent for the City of Santa Fe Water Division, proposes to install telemetric water pressure monitoring stations to a height of 20'. Height exceptions are requested (Section 14-5.2(D)(9)). (David Rasch)
- I. STATUS REVIEW
 - 1. Case #H-08-100. 528 Abeyta Street. Downtown & Eastside Historic District. Conron & Woods, agent for Ted and Betsy Rogers, proposes an historic status review of a contributing residence. (David Rasch)
- J. OLD BUSINESS
 - 1. 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. (Marissa Barrett)

2. Case #H-08-095. SW Corner of Palace Avenue and Paseo de Peralta. Downtown & Eastside Historic District. City of Santa Fe staff proposes to assign primary elevation designations for the contributing old St. Vincent's Hospital and the Central Boiler Plant. (David Rasch)
3. 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 or other roofing material, 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)

K. NEW BUSINESS

1. Case #H-08-088. 309 W. San Francisco Street. Downtown & Eastside Historic District. Lloyd & Associates, agent for Guardian Life Insurance, proposes to remove a temporary tent structure and enclose a 7,150 sq. ft. courtyard on the east elevation, remodel the four gated openings with glazing in-fill, and alter the north entry on the non-contributing Eldorado Hotel. (David Rasch)
2. Case #H-08-104. 1520 Cerro Gordo. Downtown & Eastside Historic District. Tim Curry/Design Solutions, agent for Iris Loesel & Andreas Kurs, proposes to replace an historic metal roof with a similar metal roof, replace a non-historic glass block window with a compliant window, and to restucco a significant residence in a different color. An exception is requested to not replace material in-kind (Section 14-5.2(D)(6)). (David Rasch)

L. MATTERS FROM THE BOARD

1. Chapter 14 Rewrite Discussion

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 September 23, 2008 Historic Design Review Board Field Trip, please notify the Historic Preservation by 9:00 am on Tuesday, September 23, 2008.

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HISTORIC DESIGN REVIEW BOARD
September 23, 2008

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

September 23, 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:

Mr. Dan Featheringill
Ms. Cecilia Rios
Ms. Deborah Shapiro
Ms. Karen Walker

MEMBERS ABSENT:

Ms Sharon Woods, Chair
Mr. Jake Barrow
Mr. Robert Frost – Resigned

OTHERS PRESENT:

Ms. Kelley Brennan, City associate Attorney
Mr. David Rasch, Historic Planner Supervisor
Mr. Greg Smith, Planning Division Staff
Ms. Jeanne Price, Planning Division Staff
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.

Mr. Rasch announced that Robert Frost had resigned.

C. APPROVAL OF AGENDA

Mr. Rasch announced that under Old Business, #2 was postponed by the applicant.

Vice Chair Rios asked to change the agenda to not hear the Chapter 14 rewrite. She felt the format was not working for them.

Ms. Walker agreed it had been non-productive. She suggested a group of two to meet with staff to outline the changes desired and then come back at a special meeting to implement changes.

Vice Chair Rios agreed they needed a full meeting just for the rewrite.

Ms. Shapiro moved to approve the agenda with Case #H 08-095 postponed and the Chapter 14 Rewrite deleted. Ms. Walker seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES – August 12, 2008

Vice Chair Rios asked about the use of the word "pedestrian" on page 4. She was assured that was the word used.

Ms. Shapiro moved to approve the minutes of August 12, 2008 as submitted. Ms. Walker seconded the motion and it passed by unanimous voice vote.

E. APPROVAL OF FINDINGS/CONCLUSIONS

None.

F. COMMUNICATIONS

None.

G. BUSINESS FROM THE FLOOR

None.

Vice Chair Rios announced to the public that appeals of decisions made by the Board were to the Governing Body. She noted that appeals had to be filed within seven days and anyone wishing to appeal a decision should contact staff to guide them through the process.

H. ADMINISTRATIVE MATTERS

- 1 **Case #H-07-041.** 1209 Canyon Road. Downtown & Eastside Historic District. Vic Johnson, agent for the City of Santa Fe, proposes to restore a significant water works structure with a pitched roof to a height of 24'3" and remodel the property to create a water history museum and park. An exception was requested to exceed 8' high for a fence (Section 14-5.2 (D)(9)). (David Rasch)

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

BACKGROUND & SUMMARY:

1209 Canyon Road is an abandoned hydroelectric plant for the water works on Canyon Road at the Santa Fe River. The brick building was constructed in 1894 in a Victorian pitched roof style. During the second quarter of the 20th century the building was remodeled in an attempt to make it more compliant to Santa Fe Style. The brick was stuccoed over and the pitched roof was removed and replaced with a flat roof and parapet walls. The building is listed as significant to the Downtown & Eastside Historic District.

On May 9, 2007, the HDRB granted preliminary approval to remodel the building with the height and pitched roof exceptions met. Now, the applicant proposes to remodel the property with the following six items. This is phase one of work on the building and the site which is proposed to be developed as a Water History Museum and Park.

1. The non-original flat roof and parapet walls would be removed. A pitched-roof would be constructed to restore the original massing of the building. The roof would be 26' high.
2. The cement stucco cannot be removed in such a way that the underlying original brick walls would not be compromised. Therefore, the stucco would be retained and the patched surface would be painted.
3. The historic windows would be repaired with replacement of material only where necessary and retained as operable windows.
4. The original door on the east elevation would be repaired and retained. The non-original doors on the west elevation would be removed and replaced with doors that are similar to the east side doors.
5. The stone foundation would be repointed and the grade would be compacted and sloped away from the structure.
6. The existing 6' high chain link fence along the property perimeter would be removed and replaced with a traditional coyote fence that would be up to 10' high with irregular spacing and irregular latilla tops. The maximum allowable height for a commercial property non-streetscape is 8' high and the maximum allowable height for the streetscape is 5' 1" as per the handout. An exception is requested to exceed the maximum allowable streetscape and interior fence heights (Section 14-5.2 (D)(9)) and the required exception responses are attached.

Pedestrian gates and vehicle gates are proposed to be steel frames with coyote fencing attached.

STAFF RECOMMENDATION:

Staff recommends denial of the fence height exception request unless the Board has a positive finding of fact to support the excess height. Otherwise, this application complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Present and sworn was Mr. Vic Johnson, who reminded the Board they dealt with the building last year. This request was to clear the drawings so a building permit could be applied for.

He explained that the fencing had been worked out with the Canyon Association and the Water Division. He handed out photos. The fence on Canyon Road was six feet with barbed wire. The dimensions requested were 7 to 10 feet along the property edge. The Juniper was ten feet. The height was being requested by the Water Division. The Cedar post fence was in the interior around the water tank. They also agreed to use wooden rather than chain link at a height of 8-10' and avoid the flat top look while maintaining the security they needed there.

Vice Chair Rios asked if there were no changes to the approval last year. Mr. Johnson agreed.

He explained there were two exceptions: height and pitched roof.

Mr. Rasch said at this final hearing the Board should address finishes and colors.

Mr. Johnson shared the swatches. He explained that the original finish was durable concrete plaster and they could not find anyone in the country who could provide a way to remove it from the brick. So they wanted to patch and repaint. The removal of cement plaster because it was so hard, when it came off removed the fire skin of the brick.

Vice Chair Rios asked if the stucco was a peach color.

Mr. Johnson said it was more of a yellow beige. Windows were now green but originally were a strong blue and they proposed to return to the blue color.

Vice Chair Rios asked about the roof.

Mr. Johnson said it would be cedar shingle with a 5" exposure. They found shingles on site that matched that configuration. He added that there would be no increase in footprint. The finished floor to top of pitch would be 24' 3" and 20" of the stone plinth exposed. Right now it was 16' 4" to the top of the parapet. That height was granted by the Board last time.

Vice Chair Rios asked about the fence details, noting it presently had a chain link fence. She asked how far he wanted the latillas to go.

Mr. Johnson clarified that Juniper for the streetscape fence would match the photograph and then regular cedar poles for the stockade fence around the tank. He pointed out on the site plan where it currently was located along Canyon Road. They would move it in about 20' from the street and the new sidewalk would join Canyon Road behind the trees and come out at the new driveway back about 25'.

Vice Chair Rios asked how far back it would be from where the chain link fence currently was located.

Mr. Johnson said it would be at least 30'.

Mr. Rasch said at that location the maximum allowable height would be 8' instead of 5'.

Mr. Johnson pointed out the drop-off to the arroyo and where it would go to join up with another chain link fence. He then pointed out the stockade fence for protection of the water system.

Ms. Walker asked why their exception responses had "to secure the park and water supply." She understood protecting the water supply but asked why they needed to secure the park.

Mr. Johnson said there was a gate for the park and there would be no more than 20% of the poles that would reach the full height.

Vice Chair Rios commented that the current fence was open.

Mr. Johnson said this proposed fence would be open also. Only the stockade fence would be tight.

Ms. Walker said it would be much more protective with the back sloping barbed wire and harder to get order.

Mr. Johnson agreed and said this was a combination of both. The aesthetics of the fence had to work with security and it was negotiated with the Water Division. Aesthetics of Canyon Road and security of water.

Ms. Walker didn't know that security should be in the response.

Mr. Johnson said the City departments felt security was an issue for both fences. The inner fence was a second line of security.

Ms. Shapiro asked if there were any other entrances like through the fence next to the sidewalk.

Mr. Johnson pointed out the pedestrian gates. There was no gate at Upper Canyon Road.

Ms. Shapiro asked if it would be locked at night. Mr. Johnson agreed.

Ms. Shapiro asked if anyone would stay on the grounds.

Mr. Johnson said no, but an arrangement was worked out with the Police Department. There would be no utilities until the second phase was done.

Vice Chair Rios asked about the time line.

Mr. Johnson said the bid documents were dated Nov 4th. So they hoped some time in the winter to have the crew on site.

Vice Chair Rios said she was not happy with the coyote fence being proposed but it was open and further from the street.

PUBLIC COMMENT

Mr. Richard Ellenberg was sworn. He said he was the President of the Santa Fe Canyon Preservation Assn and on board of directors of Canyon Road Association. They had lots of meetings with neighbors and a public meeting at the Randall Davey Audubon Center. The fence was a topic of discussion. Objections to it were threefold. Without the Water Dept., this was not turned into a park. The Federal Government dictated some of the security. It had the advantage that the tank was ugly and higher fence would block more of it.

On the front they tried to fence in everything because it attracted beer bottles, etc. so neighbors were concerned that it be closed at night. They were also concerned to make the corner beautiful. The objective was to cut out much of the bushes and elms in order to open up the vista to the park.

He said Mac Watson did the pictures for the coyote. The Juniper would provide much more openness and get flimsy toward the top. The design reflects historic process of cutting down Junipers. It was chosen for care around that. There was a 4-5 foot slope back from Canyon Road so it would be substantially lower than the road. He urged approval as proposed.

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

Vice Chair Rios asked about exterior lighting.

Mr. Johnson said there would be no lighting at all.

Vice Chair Rios asked if they were putting in sidewalks.

Mr. Johnson agreed. He said they would use colored concrete in one of approved four colors. If not in budget, it would be compacted earth.

Ms. Walker moved to approve Case #H-08-041 and grant the exception as responded. Also take any future lighting proposed to staff and earth toned concrete sidewalks.

Ms. Shapiro seconded with approval of the colors proposed (yellow-beige, blue windows) and the cedar shingles.

Ms. Walker asked that the latillas be skinny poles and irregular tops.

The motion passed by unanimous voice vote.

2. **Case #H-08-102.** 1209 Canyon Road; 335 Camino Cerrito; 507B Camino Sin Nombre; 483 ½ Camino Don Miguel; 517 Camino Del Monte Sol; 547 Camino Rancheros; 832 Camino Ranchitos; Old Santa Fe Trail (Amelia White Park); 653 E. Barcelona. Downtown & Eastside and Historic Review Districts. Robert Jorgensen, agent for the City of Santa Fe Water Division, proposes to install telemetric water pressure monitoring stations to a height of 20'. Height exceptions were requested (Section 14-5.2(D)(9)). (David Rasch)

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

BACKGROUND & SUMMARY:

The City of Santa Fe Division proposes to construct nine telemetric water pressure monitoring stations at various locations within the Downtown & Eastside and the Historic Review historic districts. The stations would be located within right of way or on easements. The nearest adjacent property address were identified along with the historic status designation and the maximum allowable heights.

The stations would consist of an 8" diameter 20' tall wooden PNM power pole or a 5' high steel service pedestal box from an underground power line and, nearby at approximately 6' away, a 4" diameter 20' tall steel pole with a steel 37" H x 30" W x 12" D mechanical box that is mounted 6' from grade and an antenna on the top. The City proposes to paint the steel a dark brown color and a sample would be provided at the hearing. A height exception is requested for all locations (Section 14-5.2(D)(9)) and the required responses were attached.

He showed photographs of each location and provided descriptions of the site.

13. Hydroelectric Site on corner of Camino Cabra and Canyon Road
Historic District: Downtown & Eastside
status: non-contributing
maximum allowable height: 15' 6"
14. 335 Camino Cerrito near Camino San Acacio
Historic District: Downtown & Eastside
status: contributing
maximum allowable height: 15' 3"
15. 507B Camino Sin Nombre

Historic District: Downtown & Eastside
status: non-contributing
maximum allowable height: 14' 6"

16. 483½ Camino Don Miguel near Don Miguel Place
Historic District: Downtown & Eastside
status: contributing
maximum allowable height: 15' 4"

17. 517 Camino del Monte Sol near El Caminito
Historic District: Downtown & Eastside
status: contributing
maximum allowable height: 17' 6"

18. 547 Camino Ranchitos near Camino Rancheros
Historic District: Review
status: NA
maximum allowable height: 17' 3"

19. 832 Camino Ranchitos
Historic District: Review
status: NA
maximum allowable height: 18' 2"

21. Amelia White Park on Old Santa Fe Trail near Camino Corrales
Historic District: Review
status: NA
maximum allowable height: 15' 2"

22. 653 East Barcelona Street on corner of Camino Corrales
Historic District: Review
status: NA
maximum allowable height: 16' 4"

The initial information sheet and a report of public input from a neighborhood meeting last week were also attached.

He also included other email, all of whom were against the project.

STAFF RECOMMENDATION:

Staff recommends denial of the height exceptions (Section 14-5.2(D)(9)) unless the Board has a positive finding of fact to grant the request.

Mr. Robert Jorgensen, from the Water Division, came forward. Mr. Bryan Snyder, also from the Water Division, was present to answer questions. They were sworn in.

Mr. Snyder said the project was a city-wide project for remote monitoring of PRV stations. He said there were 53 locations throughout the city at that time. He said the first phase had 25 sites including the ones he showed the Board. He said the purpose was to get real-time water pressure. He said if they malfunctioned, plumbing could rupture from high pressure or close and the structures would not have fire protection.

Mr. Snyder showed some slides to the Board, which showed the major components. He said the transducers in the control box were not shown. He said the control boxes were shown on the mast, but said that was not a requirement. He said the control box contained the electronic equipment with a radio transceiver in it. He said the control box was required, no matter if radio or telephone telemetry was shown. He said there were some locations, due to access, where there had been an underground pedestal, but said PNM's standard pole was from overhead.

Mr. Snyder said the water division had considered different telemetry methods. He said the project started in 2005 and the system design arrived early in 2006. He said radio telemetry had been chosen as the most reliable and best life cycle cost. He said the mast height was shown at 20'. He said, subsequently, their consultant had said it could be reduced to 14' in all H districts, but the overhead pole was subject to PNM requirements and had to be at 20'. He said the photo showed the typical overhead style.

Mr. Snyder said they had gone to bid on a design and said they were currently under contract for \$845,000. He said most of it had been installed in 19 locations. He said the project work had been suspended on August 21st because of public concern at the locations. He said they had inadvertently not sought HDRB approval and had been shut down in H districts, but said the water division had shut down all of them. He said they had a public meeting on September 11, and had included the responses in the Board's packet.

Mr. Snyder said they had been looking at the issues that had been raised, and had met with PNM and were contemplating joint use of the equipment. He said it was under technical review at that time. He said they had submitted the nine sites under a single application, and said many residents had felt they should be site specific individually. He said there had been several that they definitely agreed the layouts could have been done better. He said they had passed out another set of photographs showing the sites from different angles.

Vice Chair Rios asked if they could be put underground.

Mr. Jorgensen said radio telemetry, as chosen by the Water Department required above ground antenna. He said the control box was about six feet high and could be located at grade. He said if they had an underground vault, it could be located there, but said none of them really had enough room. He said it would require complete replacement of the underground vault. He said code required three feet of space,

so they would have to do 40,000 vaults to put them underground.

Vice Chair Rios asked if they could be placed behind telephone poles.

Mr. Jorgensen said they could, or could be put behind landscaping.

Vice Chair Rios said the telemetry poles were not as wide as the telephone poles.

Mr. Jorgensen said I was a typical layout. He said there was limited access and right of way. He said they would put it behind the service drop pole at Amelia White Park.

Vice Chair Rios asked how close they could be.

Mr. Jorgensen said they tried to keep it five feet away, but said they could go as close as three feet.

Ms. Shapiro asked if the large six foot boxes had to be stainless steel or if they could be painted.

Mr. Jorgensen said they could be painted, and said they had planned to paint them a dark brown color in the H District.

Ms. Shapiro said there were a couple at driveways. She asked if they would interfere with visibility triangles.

Mr. Jorgensen said they were to be out of the sight line. He said they had put them as far back as they could. He said the box on Cerrito was 37" high.

Ms. Shapiro said the one at Sin Nombre was between two parking lots there.

Mr. Jorgensen said the one on the handout on page five was to be across the street against the wall. He said it was a very narrow street with very little room.

Ms. Shapiro asked if the boxes were made out of stainless steel. She asked if it could be made of concrete on a street like that.

Mr. Jorgensen said stainless steel weathered the best and could be underground without rusting. He said it was a tight site. He said he supposed they could put bollards around them.

Ms. Shapiro said they were certainly ugly.

Mr. Featheringill asked if the technology was new. He asked what the reason for them was.

Mr. Jorgensen said there had been several malfunctions. He said the worst had caused seven main breaks in a single day after a fire at Salvation Army. He said it had happened before. He said they had a system in the mid 70's that had telemetered and had been located in the vaults and had failed at so high a

rate that they left it. He said they had been using radio telemetry for years including at Buckman and Wells. He said it had been very reliable and commonly used by water utilities. He said it was the standard way of providing it.

Mr. Featheringill asked if they could combine two poles into one. He said they already had PNM poles.

Mr. Jorgensen said PNM had several criteria. He said they had to look at each one, and said they would see if they could do it. He said they had first been told there was no way to do it. He said the criteria were very stringent. He said there were clearances from high voltage and Qwest and Comcast issues. He said, in many cases, it would require the pole to be raised above 40'. He said they could if they had one pole if it was owned by the city.

Ms. Walker said overhead service was common in the historic district. She asked if there was a reason to promote ugliness.

Mr. Jorgensen said that was just what was. He said their attempt was to balance the aesthetics with safety.

Vice Chair Rios said the function of the station was to measure water pressure. She asked if they could tell the Board more about the malfunctions.

Mr. Jorgensen said their pressures were done with contours. He said they needed to break the water pressure with upper level flow through to lower zones. He said it was 120 psi at higher levels and had been reduced to 60 psi. He said if the pressure lowering valves failed, it would increase the pressure by about 60 psi. He said a customer's pressures could be 180 psi and if it fluttered it could make it pressure surge.

Vice Chair Rios asked if the city had a lot of failures before the stations existed.

Mr. Jorgensen agreed.

Vice Chair Rios asked if they had the failures very often.

Mr. Jorgensen said the frequency in the previous several years had been maybe once every couple of years. He said the telemetry system was part of an overall system improvement in the whole water system to better monitor it and keep up with the technology available. He said the potential for failure was high with these valves. He said one failure could cause a chain reaction. He said it could blow up a customer's plumbing. He said the intent was to monitor the pressure closely, and said it was long overdue.

Ms. Shapiro asked how many people had a pressure-reducing valve at their house already. She asked what they would do if they noticed abnormal pressures or fluctuation.

Mr. Jorgensen said in Santa Fe they required pressure-reducing valves in the home to protect plumbing and was typically on the water heater. He said a system malfunction could over-pressure the line.

He said another major factor for it was to be proactive with their system. He said fluctuations were indicative of a valve failure, and said an alarm would be sent out. He said it did 5 plus or minus in pressure and was normal.

Mr. Jorgensen said they could look at data and see pikes they wouldn't see with physical inspection. He said the system had been designed so that pressures outside the normal range set off an alarm and personnel were alerted to fix it. He said they could figure out which one was malfunctioning much more quickly. He said sometimes the settings got off and said they could reset them.

Mr. Rasch said Ms. Shapiro had brought up a good point with the visibility triangles. He said staff would work with the Water Division to make sure they were outside the visibility triangles. He noted that within the visibility triangles, nothing could be between three and eight feet high.

PUBLIC COMMENT

Vice Chair Rios asked any members of the public who wished to speak to be sworn in. She also asked them to be concise.

Mr. Richard Ellenberg, of 1714 Canyon Road, said the water department was his neighbor. He said they were excellent neighbors and were considerate. He said the issue seemed to have two unfortunate events. He said the decision on technology had been made in 2005 and 2006. He said that was driving the proposal and said they had been given very few alternatives. He said it was already in a contract. He said PNM had told them they could not share facilities. He said Commissioner Luján had broken that log jam, and PRC could approve those agreements.

Mr. Ellenberg said it was a generic application. He said he was concerned with the Canyon Road location. He said once it was determined what had to go in there, they would want to sit with the Water Department to minimize the effects. He said he didn't think it was ready for approval.

Ms. Mariam Linn, of 604 Camino Sin Nombre, said she lived directly across of the proposed site there. She said they were going to have some of it right in front of her property. She said she had only recently learned from Mr. Jorgensen that they could send the message over the phone line. She said she would request a *site specific investigation into the site near her house to see if it could be done by phone*. She said she didn't know the possibility of attaching to existing poles either. She said three of her neighbors were out of the country or out of town. She said she had contacted them, and said she knew they were very concerned about it, and one was strongly opposed to it.

Ms. Linn said she also wanted to say that, instead of painting the box dark brown, it should be earth tone brown to match the ground. She said she thought that would be better. She said a concrete box might take up more space, and said their street was very narrow. She said trucks had a terrible time traveling there, even without a broadcasting pole and the box on the ground and could be located further back.

Mr. Randy Bell, of 314 Garcia Street, said he was there as counsel for the residents of 515-519 Camino del Monte Sol. He said people acknowledged the purpose of monitoring water. He said there had

been very few incidents, and one major one. He said the system had existed for a hundred years without a high incidence of problems. He said they should look at a possible reduction of the monitors. He asked if it could be every other station, just from cost standpoint.

Mr. Bell said he had submitted a letter objecting to the being heard en masse because each was on a distinct streetscape, and said there were different components to consider and differing neighbors. He said that trying to do them together was a mistake, and said it didn't provide individuals proper due process. He said on that basis alone any action by the Board would be premature.

Mr. Bell said he had a question about the staff report. He said the only issue staff had dealt with was the denial of the height exception, but said there had been no discussion of design issues or streetscape issues. He said that fell short of what the Board should be considering. He said it was more than a height issue.

Mr. Bell said, also from Mr. Jorgensen's presentation he had removed height as an issue with 14' poles. He said they already had two illegally installed and said the Board had seen them and had seen that they had a very negative impact on streetscape. He said he it really needed to be rethought. He said at the public hearing on September 11, people had raised many issues, and said some were serious health issues. He said people had also felt very strongly about design issues. He said at the end of the hearing, the Water Department representatives had said they would revisit the design, but said Mr. Jorgensen had told him the previous week they were just going ahead with what they had.

Mr. Bell said people had indicated that the telemetry should be through phone lines. He said the consultant had said there would be no problem doing that, but had chosen not to for other reasons. He said doing so would eliminate the health concerns and hugely reduce the visual impact with no telemetry towers.

Mr. Bell said his clients felt very strongly about their streetscape. He said they had a low wall and a lovely garden there. He said they have one of the oldest box elder trees, and said the proposal would require cutting the tree. He said Mr. Jorgensen had said they could locate it somewhere else. He said it was premature, and said the Board should direct the applicant to come back with individual applications.

Ms. Sallie Bingham, of 517 Cam Monte Sol addressed the board next. She said it was a very low wall, and said there was a footpath with many pedestrians who used it. She said they had a very large garden for their pleasure and that of the pedestrians. She said they also had an outdoor eating area. She said she had concerns about how the proposal would affect them and the birds and butterflies in the garden.

Mr. Tony Maled, who lived on Rancheros spoke next. He said they had been told they could not do solar work on their house. He said he appreciated that the Water Department wanted to take care of them, but said they acted as engineers. He said they were uglier in person than pictures. He said there were not any wires or poles on their street at that time. He said they felt the telephone telemetry was not as reliable. He said there were cable lines already going down the street. He said the boxes might go away.

Mr. Maled said he thought it was worth the expense to go underground or partially underground. He said he also agreed that the boxes should be earth-toned. He said he found he was in the middle of three towers and was concerned about the RF signals there. He said they probably did have some of the oldest pipes. He said most of the people in the H district would be willing to pay a little more for that.

Ms. Marilyn Bane, of 622 ½ B Canyon Road spoke next. She said she wanted to emphasize that whether they were 14, 15 or 20 feet, they did not need more poles in Historic districts or in Santa Fe. She said she had attended the meeting the previous week and said she had been very impressed that the consultant had been a creative man and was highly technical and proficient. She said she had been disturbed that only one basic plan was being presented. She said that was why she would recommend it be postponed. She said in some locations, an alternative could be recommended. She said she was disappointed they were not putting all of them underground. She said cost should not dictate the option used.

Mr. Robert Reidy, of 452 Camino Del Monte Sol spoke next. He said he felt the fundamental justification had been unconvincing. He said the problem had to do with ancient pipes owned by the city rather than threats to the residents own plumbing. He also said the alternatives had been overlooked or marginalized. He said they lived in a district that practically required an act of God to change window frames. He said he would urge careful consideration of the boxes and poles and also urged postponement

Ms. Lorin Abbey, of 653 E Site 22 addressed the board next. She said she was shocked to come out and find the two little poles. She said she was a working real estate agent. She said she was going to have a stigmatized property if the proposal went forward. She said they would have liked a chance to negotiate with the Water Department. She said it was very hard to sell a stigmatized property.

Ms. Anne Casey, who lived near 483 ½ Cam Don Miguel spoke next. She shared photos with the Board. She said the pole had been placed in front of her house with no notice. She said it had been an awful violation of her house. She said she was not familiar with how to ask for a variance, but said she believed what had been done was illegal. She said she questioned the Board's jurisdiction when there was no building permit or public meeting. She said the city admitted it violated the code and may have violated other things. She said she had lived there since 1987, and had been told that she had to keep the row clear for handicapped persons, but said that had been taken away.

Mr. Andy Mauldin, of 557 Camino del Monte Sol spoke next. He said he was there to support Sally and her husband. He said he thought it was bad idea.

Ms. Mary Ann Crone, resident of 140 West Houghton. She said she felt fortunate that she didn't live near one of the poles. She said the photo of Amelia White Park did not show what the pole would do to the park. She said there was a substantial monument in the park, and said to the south side was another one about the same size that would be about 50 to 60 feet from the pole. She said they were Korean War memorials. She said the pole would tower above the trees in the park. She said that what had been done had not taken into account what the neighbors felt. She said she dreaded what would happen in her neighborhood.

Mr. David Goin, of 555 Camino del Monte Sol spoke next. He said he had stopped to read the sign and had read it would be something with the water company. He said he knew how stringent the HDRB was to maintain historic character. He said he had replaced a riser to her skylight and put white tape on it while it was being done and had received a stop work order on it. He said people had seen it, and said it was temporary. He said he had been out of town and called and had been told the east side was the most stringent of all neighborhoods. He said they had been really quite ugly and nothing had been attractive. He said there were already a lot of poles and wires and said the proposal didn't accomplish the mission of the Historic Ordinance.

Mr. Goin said he was curious about the potential for failure being high but that there had only been a couple of events in 150 years, which did not seem very high. He suggested using another valve; a back up valve in the Historic District. He said it seemed to be an aberration to the protections in the district. He said he would have liked to see other options.

Ms. Judy Johnson, of 132 Valley Drive spoke next. She said she was not in an Historic District, but lived next to one. She said they had been shocked when they had seen one on their street with no notice. She said the Water Department had said residents would be given notice. She said they had spent several weeks working with the city and it had been removed. She said the poles were impossible to miss. She said the dark brown color didn't hide them. She showed the Board a photo of how the sun shone on it. She said she didn't know about the 14' poles, but said the 20' poles were intolerable.

Ms. Johnson said their box had been painted brown. She said she thought they had to work on the boxes so she said she didn't think concrete would work. She said if it could be done through telephone lines, it should. She said she and her husband had requested a budget on the various options and had received no response. She said it had been indicated that the poles would cost \$18,000 each, and said they could not understand why. She said they could not understand why it could not be miniaturized and put underground. She said she had been surprised to hear Mr. Jorgensen was going ahead with the technology.

Vice Chair Rios asked if Ms. Johnson knew if the poles had emitted noise.

Ms. Johnson said she did not know. She said theirs had not been connected. She said they wanted to move some of the PRVs from underground to above ground.

Ms. Walker said the New Mexican had done an editorial, and had researched and done a site visit, and said it had reported that the poles did make a lot of noise. She said they could hear the noise at the boxes.

Ms. Johnson said they had walked 250 yards away and said the noise had been heard, and got louder as they got closer. She said it didn't make noise in the ground. She said they had asked at the meeting for the number of manholes, etc., and no one had answered.

Mr. Paul Jeffries, of 832 Camino del Monte Sol spoke next. He said the noise was an issue, and said

his client was extremely concerned that it would affect his ability to sell a \$2.5 million house.

Francis Donald, of 517 Camino del Monte Sol spoke next. He said the whole ambiance of Santa Fe attracted people from all over the world. He said the proposal may be a small change, but said was in direct opposition to keeping the city what it was. He said it made a gradual diminishment of the beauty of the town. He said the \$40,000 to put it underground had been a commitment to stay on point with their vision of the City Different.

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

Vice Chair Rios noted that no one had spoken in favor of it. She listed all the problems people had mentioned with it, and shared some of the suggestions people had mentioned in the hearing.

Ms. Walker said it was clear from the public meeting notes and testimony that night that there were other options.

Ms. Walker moved to postpone Case #H 08-102 until all the options had been presented and a new public hearing had taken place. Ms. Shapiro seconded the motion.

Mr. Featheringill asked if they should include that each site be brought to the Board separately.

Ms. Walker said they didn't need to consider that until other options were considered.

The motion passed by unanimous voice vote.

The Board took a brief recess at this time.

I. STATUS REVIEW

1. **Case #H-08-100.** 528 Abeyta Street. Downtown & Eastside Historic District. Conron & Woods, agent for Ted and Betsy Rogers, proposes an historic status review of a contributing residence. (David Rasch)

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

BACKGROUND & SUMMARY:

528 Abeyta Street, known as the Ramon Abeyta House, was a single family residence that was constructed in the Territorial Revival style between 1912 and 1928. According to the 1991 Historic Cultural Property Inventory, the building was nominated in 1988 for the National Register. An addition, which may be considered as a sensitive addition, connected a small outbuilding with the main structure in the 1950s. In the 1980s the building was substantially remodeled in the Spanish-Pueblo Revival style, including the alteration of a shed roof enclosed porch to a parapeted portal on the visible façade and

replacement of all windows and doors. Additional remodeling occurred in the 1990s. The building is listed as contributing to the Downtown & Eastside Historic District.

The applicant proposes to downgrade the historic status of the property from contributing to non-contributing. They have been unable to find cultural information on the property and have documented the substantial physical changes.

STAFF RECOMMENDATION:

Staff recommends an historic status downgrade from contributing to non-contributing due to substantial alterations that have removed historic materials and degraded the original Territorial Revival character of the structure.

Vice Chair Rios asked if the footprint had changed. She asked if they had added to it.

Mr. Rasch agreed. He pointed out where the addition had been made.

Vice Chair Rios asked who had nominated it in 1988 if all the changes had occurred.

Mr. Rasch said he didn't know.

Present and sworn were Ms. Laura Chancellor, of 1222 Luisa Street, and Mr. Anthony Aloffson, of 1801 La Vaca Street in Austin.

Mr. Aloffson said he had cut his teeth under John Conron in 1975. He said it was an interesting project. He said Roy Woods and he had worked together for ages. He said they did not have much information and said Mr. Rasch had kindly given them what he had. He said they had not been able to find any documentation of the nomination. He said they had done as thorough an investigation as they could. He said it probably had been occupied by Manuel Ramon. He said all the Territorial details had been stripped off, so the historic soul of the building could not be confirmed or verified.

Vice Chair Rios asked if the window openings and door openings had been changed.

Mr. Aloffson agreed. He said they had verified with photographs. He said they had been changed on the little addition off the kitchen. He said they could see the changes.

Vice Chair Rios asked how much larger it was.

Mr. Aloffson said it had almost doubled in size. He said in the original house of Manuel Abeyta there had been stalls and stables and had been successively remodeled and filled in over time. He said the front portal had been changed.

Ms. Walker said the west end was a storage shed. She said the original house had been substantially altered. She said the original box had been violated.

There were no speakers from the public regarding this case.

Ms. Walker moved to downgrade the historic status to non-contributing due to substantial changes. Ms. Shapiro seconded the motion. The motion passed by unanimous voice vote.

J. OLD BUSINESS

1. **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. (Marissa Barrett)

Mr. Rasch 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.

The original application for this project was heard on July 22, 2008. The Board acted on the case and approved the height to be 27' on the north elevation and 39' on the south elevation granting the height exception. The Board also granted the exception to allow cantilevers. All final massing and details which include but were not limited to material, windows, portals, accent items, and colors must come back to the Board.

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 would be known as Levan Hall. The new building would house administrative offices and classrooms for the College's Graduate Institute.

The building would be located on a section of the College that is sloping to the south and would have three levels (lower, plaza, and upper) although it would 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's request for an exception to Section 14-5.2 (D,9) to exceed the maximum allowable height was approved by the Board at the July 22, 2008 hearing.

The applicant states that the design of the building is to be harmonious with the surrounding College buildings and would not be publicly visible. The simplified Santa Fe style building includes windows that

have punched openings with deep jambs similar to others on campus, cantilevered portal balconies similar to others on campus, and a secondary massing element that reads like a large portal on the west elevation. The applicant requested an exception to Section 14-5.2 (F,2,e) to allow cantilever balconies and which was approved by the Board at the July 22 hearing.

Even though not visible from Camino Cruz Blanca, it is visible from the Atalaya trail head.

Exterior finish would include a 3 part stucco system that would be colored and detailed to match adjacent structures on campus. The weathered steel material previously proposed for the west elevation has been reduced to cladding on two smaller blocks. The majority of the west elevation exterior would be finished with dark colored stucco that would differ from the stucco used on the mass of the building. Columns used at the portal and railing material need to be clarified.

The roof of the building would be flat and have a parapet to conceal the photovoltaic array. No brick coping or rockwork has been added to the design as suggested by the Board at the July 22 hearing.

STAFF RECOMMENDATION:

This recommendation was different from what was read.

Staff recommends denial of the fence height exception request unless the Board has a positive finding of fact to support the excess height. Otherwise, this application complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Vice Chair Rios asked how staff would characterize the building.

Mr. Rasch said clearly the gymnasium did not look like the others, but said it was separated by the arroyo. He said most tended toward Territorial, and said most had white or aluminum that looked white.

Vice Chair Rios asked about the building in the application.

Mr. Rasch said it was not Territorial

Present and sworn were Mr. Peter Brill, of 1021 Camino Redondo, and Mr. Steven Laike, from San Antonio Texas.

Mr. Brill thanked the Board for being a quorum despite losing a member. He said they all owed the Board a round of applause for their public service.

Vice Chair Rios said Mr. Featheringill actually drove all the way from Las Cruces.

Ms. Walker said she flew in from Ryder Cup.

Mr. Brill said Sarcon was the builder, so all details rested with him. He said they appreciated the opportunity to come back, and said they felt they had tuned up the building as the Board had asked. He said what Mr. Laike would present was a little different from what was in the packet, but said everything complied with the regulations.

Vice Chair Rios asked him to describe the differences elevation by elevation.

Mr. Laike showed a PPT presentation to the Board. He said he would show the differences, and said he wanted to revisit how the campus core buildings informed the building. He said they were very eclectic buildings. He said when they had approached the design, they had tried to design a building that would represent the spirit of the existing buildings on campus in color, texture, and function.

He said they had a number of views to reinforce that it was not visible from a public way. He said the only place was a four-foot gap in foliage where they could only see the upper portion. He said the primary changes could not be seen on elevations but in the renderings. He said it was the west elevation that had caused the most concern the previous time. He said it had been previously clad in weathering steel. He said they had reduced that by 80% to only keep it as an accent material. He said it had also changed in the fenestration. He thanked the Board for the improvements.

Vice Chair Rios asked him to describe the cantilever portion. She said it looked rather odd.

Mr. Laike said Levan Hall was only twenty feet from the Fine Arts Building to the west. He said the area between was going to be a landscaped courtyard. He said the rendering showed some of the landscaping. He explained it was now a much more wall-dominated elevation.

Vice Chair Rios asked what material they were going to use for the cantilever.

Mr. Laike said it would be weathering steel. He showed examples. He said they would like to use it rather than stucco because of the cantilever. He said stucco seemed contrary to that material.

Ms. Shapiro asked if the joints between the sections were revealed.

Mr. Laike said it would be a folded flat seam. He described the seam style. He said there would be no visible fasteners.

Ms. Walker said the new description had said they wanted a heavy contrast between stucco and other elements.

Mr. Laike said a number of buildings had a multi-story portal.

Ms. Walker said it had said there was a distinct difference.

Mr. Laike showed pictures of the differences in other buildings. He said they had been trying to reduce

the visual mass on the building.

Ms. Walker said she had been there many times and said she had not noticed anything as extreme as what they were proposing. She said she hadn't yet seen the conformity with the Board's review.

Mr. Laike showed that the cantilevered portal previously had weathered steel and had been changed to painted white steel. He also pointed out that the color of the mullions that had been dark were lighter colored. He noted that many places on campus had raw aluminum mullions.

Vice Chair Rios asked if the color proposed was according to the rendering.

Mr. Laike agreed. He said it would match the stucco color of the contributing building.

Vice Chair Rios asked what was at the top of the parapet.

Mr. Laike said it was a transition detail. He said they were not showing brick coping.

Vice Chair Rios asked about the material.

Mr. Laike said it would be a dark brown metal, the same as the stucco on the west elevation.

Vice Chair Rios asked for the measurement.

Mr. Laike said they hadn't drawn it yet, but said it would be in harmony with the coping on other buildings. He said Weigle had two brick copings.

Ms. Walker said they knew all the buildings were different, but said one thing that tied them together was the brick coping. She asked if they could add brick coping to make it part of the family.

Mr. Laike said they hoped they could. He said the brick coping on campus had not performed well. He said what they would like to do was link it to other buildings without being as literal as a brick coping. He said it did fit in with the massing, color and size.

Ms. Walker asked if they had changed the west façade.

Mr. Laike said they had some hand renderings. He said they would use more finished aluminum.

Ms. Walker asked what color they planned to use.

Mr. Laike shared a chip for the color with the Board. He said he didn't know that they were an exact match with any other buildings.

Ms. Walker asked what the purpose of the dark color was.

Vice Chair Rios said it was not very common in the historic district to change colors like that.

Mr. Laike said there was a lot of dark brown on campus. He said they had tried to select a pallet that would be complimentary with earth tones and the steel. He said they had were not fully committed to it, but said they could go with a lighter stucco.

Ms. Walker said slight variations were good, but said she thought their variance was this was too jarring, and too extreme. She said a lighter stucco would be preferred.

Mr. Laike said it would not ever be adjacent to the other stucco.

Ms. Walker said the transition needed to not be jarring.

Mr. Rasch read the standards on colors.

Vice Chair Rios asked if they would say the windows on all the elevations, with exception of the west elevation, mimicked or replicated the existing windows on campus.

Mr. Laike said they would. He shared pictures of various types of windows on campus.

Ms. Shapiro asked what the vertical poles on the west elevation were made of.

Mr. Laike said they would be weathering steel, and would be round.

Ms. Shapiro asked if they held up a shed roof.

Mr. Laike said it was flat roof.

Ms. Shapiro asked if it was a steel beam under the cantilevered portal.

Mr. Laike said it was concrete. He said it would have steel beams encased in concrete. He said the existing one shown was concrete. He said the roof fascia would match with the coping at the top.

Ms. Shapiro asked what kind of decking they would use on it.

Mr. Laike said they would use wood decking.

Ms. Shapiro asked about lighting fixtures.

Mr. Laike said any exterior lighting would comply with the night sky ordinance. He said they didn't have any there at that time.

Ms. Shapiro asked if the canales were metal or wood with metal lining.

Mr. Laike said they wanted to do weathered steel, but said it would stain the wall, so he said it would be metal clad that matched the coping.

Mr. Featheringill asked if they had any renderings of the north elevations.

Mr. Laike showed the north rendering showing the lighter mullions in the opening and the change in the column.

Mr. Featheringill said the large window related to the large windows on campus.

Mr. Laike said the elevation that most influenced it was the Peterson Student Center.

Mr. Featheringill said it didn't seem to relate to anything else on campus.

Mr. Laike pointed out the very large openings on Peterson. He said the sill height on the lower level was about four feet.

Ms. Walker asked if it was recessed.

Mr. Laike agreed it was recessed by three feet.

Vice Chair Rios asked if there were any roof top appurtenances.

Mr. Laike said there would be a solar array hidden by a four foot parapet.

Mr. Brill clarified with Mr. Rasch if, in the Historic Review District, non-visible colors were not restricted.

Mr. Rasch read the introductory paragraph was read. He said he believed the north elevation would be visible but probably not the west elevation.

Vice Chair Rios asked if it was not publicly visible if they had the option to use different colors.

Mr. Rasch said it would defer to your general authority on whether it was harmonious with other buildings.

Mr. Laike went back to the site plan and showed the distance to the Fine Arts building was 24 feet so the west elevation would not be visible.

There were no speakers from the public regarding this case.

Ms. Walker said the color was still jarring and ugly. She said everyone would be happy with a lighter color. She said a gradual transition to show two different elements would be fine.

Mr. Laike asked if they could revisit the color without bringing it back.

Ms. Walker said they could bring it to staff.

Mr. Rasch read the citation for "not jarring".

Vice Chair Rios said it was very modernistic.

Ms. Walker said the citation was appropriate.

Mr. Wayne Lloyd, of 501 Halona, was present and sworn. He said the staff report seemed favorable except for the dark color. He said, having completed several buildings on campus, the proposal was a welcome change. He said it was visible from several hundred feet away. He said staff had given a favorable report, and said there was no violation except for the color. He said he recommended approval.

Ms. Shapiro moved to approve Case #H 08-076 with the conditions that post and railing materials were clarified in the discussion, that the stucco be as specified, and that the color of the west elevation was to be brought to staff for approval, that the trim in white or off white, and that there be no brick coping but metal trim on that. Ms. Walker seconded the motion.

Ms. Walker asked that the conditions that in the future there would never be publicly visible roof top appurtenances, and that any lighting fixtures be brought to staff for approval.

Ms. Shapiro agreed to the additional conditions.

The motion passed by unanimous voice vote.

2. **Case #H-08-095.** SW Corner of Palace Avenue and Paseo de Peralta. Downtown & Eastside Historic District. City of Santa Fe staff proposes to assign primary elevation designations for the contributing old St. Vincent's Hospital and the Central Boiler Plant. (David Rasch)

This case was postponed at the request of the applicant.

3. **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 or other roofing material, 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)

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. The 1984 Historic Cultural Property Inventory states that the roof was covered with rolled asphalt and that wood shingles were visible under the asphalt. The original or historic roof finish is unconfirmed. 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 HDRB postponed action on this application pending submittal of additional roofing materials for item 1 below.

Now, the applicant proposes to remodel the property with the following three items.

1. The wood shingle roof would be removed and replaced with a standing seam roof or a metal shingle roof that would match other pitched-roof buildings on the site. 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 were 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 would be installed on the rear additions. A pony wall would be constructed to conceal the collectors from Read Street. The wall would 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 would be redesigned. The limestone tile ground surfacing would be rearranged; a 20" high colored concrete water fountain would be constructed; and water collection and delivery systems would 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 were provided for staff to view before a permit may be granted.

Present and sworn was Mr. James Horn, of 1334 Pacheco. He said they had brought additional information on possible roof types including a cost analysis of the different types, and said they could go through each of them. He said they had come as a representative of the Lannan Foundation who were very sensitive patrons to the historic character of Santa Fe. He said they had worked closely with them on the house down the street. He said it was a very rich upgrade from what had been there previously. He said the historic structure of the building was somewhat vague and unclear. He said it had changed from a non-pitched roof in the 1880s and in 1960s was an asphalt roof and in 1990s a wood shingle roof had been put on. He said there were a number of metal roofs in the neighborhood, so they felt it would be sensitive to the neighborhood.

Mr. Horn said they felt strongly about the standing seam and had selected a charcoal grey. He said it would not look heavy and bulky. He said the roofing company was there to speak to it. He said the color was in keeping with the building. He said other types were metal shingle roof, wood shingle roof and composite shingle roof. He said the metal shingle roof was slightly more expensive, and said the prices from Portland Roofing were on page 29. He said the standing seam type used less labor for installation. He said they had looked at a 20 year cycle. He said Wood shingle would have to be replaced, so they could easily spend twice as much with wood shingle.

Mr. Horn said a better solution was the standing seam. He said a metal shingle roof would be acceptable, but said a composite shingle was not pleasing in appearance. He showed samples to the Board. His comments on the samples were not audible nor was the discussion of the Board on them.

Vice Chair Rios thanked him for brining the different options.

Ms. Walker commented that the comparison of prices was interesting but was not an issue the Board dealt with. She said the difference of standing seam with metal shingles was small.

Ms. Shapiro asked, with respect to the composite shingle, how they would deal with seams where they came together.

Mr. Horn asked the roofer to come forward

Mr. Matthew McPortion was sworn in. He said there were two options. He said they could go with metal or there were trim pieces. He handed out pictures of them.

Ms. Shapiro said it looked very similar to asphalt.

Mr. McPortion agreed.

Ms. Shapiro asked if he had you installed them before.

Mr. McPortion said they had installed very similar ones but not that particular product. He said he was not aware of one they had installed. He said ultraviolet light could be a problem with this product.

Ms. Shapiro said she didn't know the life span.

Mr. McPortion said he didn't either, but said he knew UV could break it down.

Ms. Shapiro said there also might be a problem with expansion and contraction. She said buckling could result. She said they wanted an exquisite installation.

Mr. McPortion said there would be expansion and contraction on any of them and said steps needed to be taken. He said they would follow the specifications of the manufacturer. He said they had done a lot of standing seam, and said he was drawn to it because there was no worry about UV or maintenance.

Ms. Walker asked if they would have to worry about UV on metal shingles.

Mr. McPortion said they would not. He said the only time they had to worry about UV was with composite or wood shingles.

Mr. Horn said the metal roof would have less weight and would be less stressful to the historic building.

Ms. Walker said that was a good point.

Ms. Shapiro said they could require an engineer to check it out prior to the installation.

Mr. Horn said with a wood shingle it would require another layer for breathing, thus adding more structure. He said they would need strips for air space that would add more weight.

Ms. Shapiro said that was why an engineer would be helpful.

Vice Chair Rios said she thought the shingles look softer.

Mr. Horn said they had selected the roofers because they were sensitive to historic structures.

PUBLIC COMMENT

Ms. Jo Chapman, of 112 Quintana addressed the Board. She said she had been an employee for eight years at the Lannan Foundation and Patrick Lannan had to leave early so she was speaking for the Foundation. She said they were highly sensitive to their small little campus and had worked with Spears Architects for many years. She said the old church building was very exquisite. She said they wanted to abide by the regulations and choose the best material, especially with what had been happening to the Railyard. She said there were different styles of architecture but said she felt it did mimic what was there and tied them to the new community and the whole new artistic vision.

Ms. Beverly Spears, of 1334 Pacheco, was sworn in. She said she wanted to add that when she had been doing research on pitched roofs in northern New Mexico, most of those in Santa Fe had been altered

for Pueblo style. She said standing seam had been very typical in early Santa Fe. She said there were very few left. She said a standing seam would be most appropriate for the building for a number of reasons.

Vice Chair Rios asked if they building had ever had a standing seam roof.

Ms. Spears said they did not know. She said the wood shingles were more modern. She said it had asphalt but said they did not know how old they were. She said it was very likely that it had originally been metal, but said they didn't know. She said anything they put on it would be a guess.

Vice Chair Rios asked if it had been shingled for quite a while.

Mr. Rasch said a 1984 survey said it was rolled asphalt.

Mr. Rasch said the Railyard was not in the historic district.

Mr. Horn said when the gallery had been done shingles had been put on.

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

Ms. Walker said she could not find the exception criteria. She said most of them were not applicable.

Vice Chair Rios said they were on pages 41 and 42.

Ms. Walker said they had to meet all six exception criteria, but said very often they were not all applicable. She said the least negative impact was not applicable. She said they would work on them.

Mr. Featheringill moved to approve Case #H 08-089, citing that the exception criteria had been met and with the condition that they use standing seam roof and that solar panels not be visible publicly and mock ups be brought to staff.

The motion failed for lack of a second.

Ms. Shapiro moved for approval with the composite material and deny the standing seam roof.

Mr. Rasch explained an exception was required.

Ms. Shapiro moved to grant the exception and approve a composite roof, accepting the criteria with the added conditions to have solar panels hidden and improve the garden.

The motion failed for lack of a second.

Ms. Walker moved to approve Case #H 08-089, accepting that they had met the criteria for changing the material and approving a metal shingle and the conditions of solar and mock ups.

Ms. Walker said the problem with composite was UV damage.

Ms. Shapiro said that was only conjecture.

Ms. Walker asked if there was no evidence.

Mr. McPortion said there was no evidence.

Ms. Shapiro said the product had a very good life.

Mr. McPortion said he knew metal would hold up.

Ms. Shapiro said metal faded and chipped. She said the composite had been a solid material. He said it was her feeling that the building was very unique in the area. She said the standing seam would change the look. She said if they could prove it was not historic.

Mr. McPortion said there were many metal roofs over 50 years old. He said a 24 gauge material would not scratch.

Ms. Shapiro said she felt strongly about how great the little building looks.

Mr. Featheringill seconded Ms. Walker's motion.

Vice Chair Rios said she thought Ms. Shapiro had made very good points.

The motion passed by majority voice vote, with Ms. Shapiro in opposition.

K. NEW BUSINESS

2. **Case #H-08-088.** 309 W. San Francisco Street. Downtown & Eastside Historic District. Lloyd & Associates, agent for Guardian Life Insurance, proposes to remove a temporary tent structure and enclose a 7,150 sq. ft. courtyard on the east elevation, remodel the four gated openings with glazing in-fill, and alter the north entry on the non-contributing Eldorado Hotel. (David Rasch)

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

BACKGROUND & SUMMARY:

309 West San Francisco Street, known as the Eldorado Hotel, was constructed in the Spanish-Pueblo Revival style in 1984. There have been several alterations recently, including the enclosure of a top floor ramada on the south elevation, construction of a porte cochere on the south elevation, and the installation of a tent canopy in the east courtyard. The building is listed as non-contributing to the Downtown & Eastside Historic District.

On March 6, 2001, the HDRB approved the infill of the east courtyard, see attached Board Action Letter and Minutes for the Hearing), but the alteration was not carried out. It was a unanimous vote in 2001.

Now, the applicant proposes a similar remodel with the following two items.

1. The tent canopy and the four sets of iron gates on the east elevation of the courtyard wall would be removed. The space, at approximately 110' x 65,' would be roofed with no change in height to the courtyard exterior wall. The door/window openings would be infilled with glazing that is set back by at least four feet to allow for window dimensions larger than 30" on the diagonal. Four canals would be installed over the doorways.

2. Because of the intensification of use, the north elevation entry/exit doors would be upgraded. The existing two doors with sidelights would be removed and replaced with four similar doors in the same recessed space with a recessed canopy.

STAFF RECOMMENDATION:

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

Present and previously sworn was Mr. Wayne Lloyd. He said Mr. Rasch had covered the changes and said it was a good summary.

Ms. Walker asked why they would put canals over doorways.

Mr. Lloyd said they were exit doors but said the canals were not functional. He said there were interior roof drains.

Vice Chair Rios asked about the size of the window panes.

Mr. Lloyd said they did exceed 30" but said they were set back four feet. He said the largest was seven feet. He said it was five feet square. He said the opening was 20' wide and 16.5' tall. He said the smaller ones were 3' 9" by 3' 3", and the smallest was less than 2' high and 5.5' wide. He said it was divided in a rational scale for the total opening. He said it was repetitive of the glass on the interior corridor there now. He said it was almost a replica of that glass.

Vice Chair Rios asked about the framing.

Mr. Lloyd said it was wood.

Vice Chair Rios asked about the thickness.

Mr. Lloyd said the center verticals were substantial. He said they were 8-10" deep and 4" wide. He said they were not supportive but structural horizontally. He said the doors were wood with glass and almost

identical to the existing doors to the patio area.

Ms. Shapiro asked about the roof of the courtyard. She said it didn't look like it changed.

Mr. Lloyd said it didn't change. He said the parapet stayed the same as well as the pergola. He said the solid roof was put in a foot and was a half below the parapet. He said the only change was the absence of tent and installation of windows.

Ms. Walker asked how much farther than four feet in it was.

Mr. Lloyd said it was just past four feet: 4' 2".

There were no speakers from the public regarding this case.

Ms. Shapiro moved for approval, citing that it complied with general design standards but suggested that the metal boxes on the south side be painted.

Mr. Lloyd said a lot of that was probably replaced.

Ms. Walker seconded the motion. The motion passed by unanimous voice vote.

Mr. Lloyd thanked the Board for recognizing the failure of exception criteria.

2. **Case #H-08-104.** 1520 Cerro Gordo. Downtown & Eastside Historic District. Tim Curry/Design Solutions, agent for Iris Loesel & Andreas Kurs, proposes to replace an historic metal roof with a similar metal roof, replace a non-historic glass block window with a compliant window, and to restucco a significant residence in a different color. An exception is requested 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:

1520 Cerro Gordo Road is a single family residence was constructed in a Vernacular style with a steep-pitched corrugated-standing-seam metal hipped roof before 1933. A Victorian style porch was constructed on the north, street-elevation in 1972. A small addition was constructed in the 1990s on the east side of the building. The building is listed as significant to the Downtown & Eastside Historic District.

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

1. The corrugated-standing-seam metal roof would be removed and replaced with a rusted corrugated metal roof that would not have the hand-rolled seam. An exception is requested to replace the historic roof material not in-kind (Section 14-5.2(D)(6)) and the exception responses were attached.

2. The glass block window in the south elevation of the addition would be removed and replaced with a casement window of a slightly larger dimension.

3. The color scheme of the building would be changed. The synthetic stucco would be restuccoed in the same material but in "Desert Rose" color. The exterior trim color would be "Seashell" and the casement window would be "Bronze" color.

STAFF RECOMMENDATION:

Staff recommend denial of the exception request to replace the roof not in-kind (Section 14-5.2(D)(6)) unless the Board has a positive finding of fact to grant the request. Otherwise, this application complies with Section 14-5.2(C) Regulation of Significant Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

Present and sworn was Mr. Tim Curry, of 574 W. San Francisco. He said he believed the information pretty well summarized the damage to the existing roof. He said it had reached the end of its life of the roof. He said they proposed a corrugated roof that was similar.

Vice Chair Rios said the color looked identical. She asked how it differed.

Mr. McPortion handed out fact sheets to the Board on the product that was recommended. None of his comments were audible. He said the caulking they saw was over the seam.

Ms. Walker asked who wrote the responses.

Mr. Curry gave the person's name.

Ms. Walker said it was the best she'd seen.

Mr. Curry said they had an option on the installation of the roof. He said it could be pre-treated before installation, but would cost \$9,000. He said it would rust and said they could expedite it by treating it after installation. He said the letter and documents indicated they would treat it prior to installation. He asked that they let it rust naturally. He said it should be significantly rusted within a couple of months.

Vice Chair Rios asked if it started off shiny.

Mr. Curry said it would look like steel.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H 08-104 per staff recommendations, finding the exception criteria were brilliantly met by their responses, with the requirement that they let it rust naturally. Mr. Featheringill seconded the motion. The motion passed by unanimous voice vote.

L. MATTERS FROM THE BOARD

1. Chapter 14 Rewrite

Ms. Walker asked if they were going to call staff and explain their new system.

Vice Chair Rios asked if she would send out an email.

Ms. Walker agreed she would.

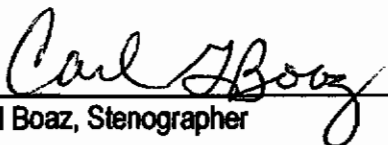
M. ADJOURNMENT

Ms. Walker moved to adjourn. Ms. Shapiro seconded the motion. The motion passed by unanimous voice vote, and the meeting was adjourned at 9:30 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer