



Agenda

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HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, FEBRUARY 9, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, FEBRUARY 9, 2010 – 5:30 PM

CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. COMMUNICATIONS
- E. BUSINESS FROM THE FLOOR
- F. ADMINISTRATIVE MATTERS

1. Case #H-10-012. El Parque Del Rio. Downtown & Eastside and Westside-Guadalupe Historic Districts. Kenneth Francis, agent for Surrounding, proposes an informational session regarding improvements along the Santa Fe River Park that includes pathways, furniture, and signage from Patrick Smith Park to St. Francis Drive. (David Rasch)

G. OLD BUSINESS

1. Case #H-09-012. 526 Galisteo Street. Don Gaspar Area Historic District. Christopher Purvis, agent from Ms. Ortiz, proposes to amend a previous approval to remodel a contributing commercial building including the construction of two 10'8" high 414 sq. ft. ramadas in the rear yard. (David Rasch)
2. Case #H-09-018A. 456A Acequia Madre. Downtown & Eastside Historic District. Kathleen M. Jackson, agent for Glynis Dohn, proposes to remove a coyote fence along the street frontage and west lotline and to construct a coyote fence in those areas with the side fence to 6' high and the street frontage fence to approximately 7' high where the maximum allowable height is 5'7". A height exception is requested to Section 14-5.2 (D)(9). (David Rasch)

H. NEW BUSINESS

1. Case #H-10-013. 526 Hillside Avenue. Downtown & Eastside Historic District. Christopher Purvis, agent for Peter Clout and Marlene Iverson, proposes to remodel a non-contributing building by constructing an approximately 300 sq. ft. garage to a height of 11', increase a portion of the building from 10'4" to 12'6" where the maximum allowable height is 15'1" and replace doors and windows, including dimensions. (Marissa Barrett)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Persons with disabilities in need of accommodations or an interpreter for the hearing impaired, contact the City Clerk's office at 955-6520, five (5) working days prior to hearing date. If you wish to attend the January 26, 2010 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, January 26, 2010.

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HISTORIC DESIGN REVIEW BOARD

February 9, 2010

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MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

February 9, 2010

A. CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, 200 Lincoln, Santa Fe, New Mexico.

B. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms. Sharon Woods, Chair
Ms. Cecilia Rios, Vice Chair
Mr. Dan Featheringill [arriving later]
Dr. John Kantner
Ms. Christine Mather
Ms. Deborah Shapiro
Ms. Karen Walker

MEMBERS ABSENT:

None

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Kelley Brennan, Assoc. City Attorney
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

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

D. COMMUNICATIONS

Chair Woods noted the NY Times Travel section had an article about the 400th anniversary. The Governor complimented the HDRB. She agreed to send a thank you to him.

E. BUSINESS FROM THE FLOOR

None.

F. ADMINISTRATIVE MATTERS

Chair Woods announced that she would recuse herself from consideration of the signage part of the first case and then return to the bench.

Vice Chair Rios chaired the meeting for the signage project and announced to the public that anyone wishing to appeal a decision of the Board to the City Council had seven days in which to do so.

Mr. Featheringill arrived at this time.

1. **Case #H 10-012** El Parque Del Rio. Downtown & Eastside and Westside-Guadalupe Historic Districts. Kenneth Francis, agent for Surroundings, proposes an informational session regarding improvements along the Santa Fe River Park that includes pathways, furniture, and signage from Patrick Smith Park to St. Francis Drive. (David Rasch)

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

The City of Santa Fe, Public Works Department, Parks Division proposes to remodel the Santa Fe River Park from St. Francis Drive to Patrick Smith Park in the Westside-Guadalupe and Downtown & Eastside Historic Districts. The design contract competition was awarded to Surroundings who would like Historic Design Review Board recommendations on the project. The recommendations from this informational session will be used to prepare a final design for action at a future date. The project consists of redesign of pathways, furniture such as benches, tables, rails, trash receptacles, water fountains, and doggies bag receptacles, signage, hardscaping, and landscaping.

In addition to this proposal, there is a separate proposal to place five additional signs along the Park like one that is already installed between Old Santa Fe Trail and Don Gaspar Avenue for the Sisters of Loretto. The historical markers are like all historical markers placed around the streets, mostly on highways. The state has approved and funded this project.

He showed the whole parkway.

Staff didn't have recommendations as this was a preliminary hearing.

Present and sworn was Ms. Patricia French, Acting Chair of the New Mexico Women's Historic Marker Initiative who said she did not realize she needed to make a presentation. She said they were most sensitive to not create greater signage and bigger signage for the historic district.

She explained that this project was part of a very large program of 60 markers throughout New Mexico to rectify omissions of the past in women's history in New Mexico. The first marker was for the Sisters of Loretto. The City of Santa Fe granted the easement for it about a year ago.

Their goal was to do it as part of the river before a walk way was considered. They met a week ago with the design group and came back and talked with Mr. Rasch. They had first considered 6 markers and now would like three markers. The most important thing for them was that everyone wanted them there. The State embraced it. There were thousands of women who put in nominations.

The Women's Initiative would like to add the Sisters of Charity now. The Cultural Properties Review Committee approved that. The Sisters of Charity came about the same time as the Sisters of Loretto and certainly helped Santa Fe by doing tremendous good. The third marker they would like to erect was what they called the Three Wise Women - the Fenius, Palohemo- Curtain Marker. The only other place for that one would be the Rancho de las Golondrinas but Ms. Fenius and Ms. Curtain had nothing to do with that location.

She said the state dictated the size and style. They were two sided and the only discretion was the posts on the side.

Mr. Rasch said from grade to the top was 7' and side to side was 55".

Ms. Mather asked if they had given any thought of moving Curtain Palohemo to Acequia Madre.

Ms. French said they did consider it but there was no room. It would be a barrier anywhere on the Acequia.

Ms. Walker asked Ms. French if she understood they had to go on state land.

Ms. French said they did not have to go on state land. They got a City right of way for the first one. It just needed to be near a roadway.

Ms. Brennan said most of the property there was state land licensed to the City to maintain as a park.

PUBLIC COMMENT-

Present and sworn was Ms. Ann Lacey who thought the markers were a terrific idea but since she had been watching the planning along the river, she was aware of other possible markers - educational signage on history and ecology of the river. This wasn't necessarily an integrating process although it had been

great to have the planners getting the information. The question was how many signs should be placed along there and she thought that should be decided first.

Ms. Rios asked if Ms. Lacey was suggesting the Board should not act on it tonight.

Ms. Lacey agreed although she knew it might be difficult. There had not been much planning on the number that could go up.

Present and sworn was Mr. Alan Watson, 1503 Canyon Road. He said he went from Palace to Guadalupe on Alameda and counted 173 signs of all colors placed there by the City. They already had sign pollution. He didn't count signs from realtors or advertising nonprofits like the watershed association. He was conflicted as he was generally supportive of historic markers. Along highways they were very nice.

His problem with the location was the size of the markers. He thought they were inappropriate for a downtown location at that size. The idea of relevance and signage guidelines would limit the number of them in the historic district.

Ms. Rios asked Ms. French if she had said they were already made.

Ms. French explained that this project had gone on since 2006 and if they didn't get them installed by June 2010, they could not be done at all. They were in the process of being made. She was not in disagreement with some of these comments but she still thought it was important to educate people who came to Santa Fe.

Present and sworn was Ms. Marilyn Bane who said she was speaking on my own behalf. It was a wonderful concept and recognizing these women was important. She was grateful to all who were involved. She concurred with the number of signs along there. That was disturbing. Also interesting was that there was not even one sign that indicated the area as a historic district like most other cities did.

She believed they had two stretches of river. One was an urban stretch from Paseo west and a park stretch from Paseo east to Patrick Smith Park. These were highway signs and too large. She wished there was a way to make them smaller. She asked if the examination of location could be expanded beyond the park area. Since they had until June she would like other parts of the city investigated.

Present and sworn was Mr. Tim Maxwell, President of OSFA, who reiterated that OSFA certainly joined in celebrating New Mexico women. He also served on the New Mexico Culture Properties Review Committee who also suggested some of the language on them.

The big concern seemed to be the size that perhaps was inappropriate. He asked if the Board would consider tabling this and have the CPRC make an effort on reducing the size. He also asked them to explore other locations for the markers. They could make the request to the State. Perhaps members of OSFA could help with research.

Ms. Walker noted that on their field trip they cruised the length of the river there. At one point there were three signs indicating a curve. The City had to start taking some of them down.

Ms. Rios asked Ms. Brennan in reference to the signs already there if the City could pluck some of them away.

Ms. Brennan said most of them were exempt as traffic signs. There were lots that were exempt from a bunch of the standards. She assumed they had been put up in proper procedure and were exempt but the City could review those that were there.

Present and sworn was Mr. Evan Ricker, 155 Calle Ojo, said the Cross of the Martyrs has signs that were condensed on the history of Santa Fe. He thought this project could also be condensed like that.

Regarding DeVargas Park the thought there might be space to set up like a historic plaque area like the Rose Park at the Cathedral instead of having signs every ten feet.

There no further speakers from the public regarding this part of the case.

Ms. Mather asked Ms. French if they had plans for 60 signs throughout the state.

Ms. French said that by June they would have erected 64 signs for New Mexico historic women throughout the state. She added that if there was any way to reduce the size then she agreed they should table this matter.

Ms. Rios thanked everyone for their comments.

Ms. Mather moved to postpone the historic marker proposal in Case #H 10-012 and respectfully request that Mr. Tim Maxwell request of the CPRC and his Board seek alternative locations and designs and sizes in the historic districts. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Chair Woods returned to the bench.

The applicant speakers for the rest of this case were sworn in together.

Chair Woods explained that they would consider each river park section and receive comment and make a motion on each of them.

Present and sworn was Ms. Faith Okuma with Surroundings along with Mr. Kenneth Francis

Ms. Okuma explained that they would be coming back with a formal request for review later on. They had gone through an initial public feedback with the community. And since it was historical, they wanted the Board's guidance early in the process. The purpose of the project was to make ADA accessible

improvements, update the irrigation system and make improvements in the park, itself.

There were two phases that had master plans - one from 1995 and one in 1999. This plan would update them for current conditions and then extract a \$1.4 million project.

The project went from St. Francis Drive to Palace Avenue, not all the way to Patrick Smith Park because of structural problems with a walkway going that far. In some places, the path could be only 18" wide.

They were also precluded from doing any work in the channel. The historic walls were outside of this project as well as signage.

They went through three public meetings, first to get concerns; second to show changes to the MP they thought should be considered and third to recommend some of the changes.

They delivered and Mr. Rasch printed for the Board a short document that Mr. Francis would go through.

Mr. Francis said there were four sections of the park that they focused on in the first phase of the park bond. They were shown on page 4 in the packet. The top shows overall schematic plan. As Ms. Okuma mentioned they wanted to build on the former Master Plans with a cohesive design from St. Francis to Palace Avenue and look at what could be done in the future.

Chair Woods said they had different page numbers and it was on page 17.

Mr. Francis said area one was around the Boys and Girls Club Park; area two was DeVargas Park, area three was downtown at Don Gaspar and area four was the rural area - east of DeVargas to Palace Avenue.

Area One

In Area 1 right now there was no ADA path from Alto to the river so they proposed a walkway for accessibility that didn't exist now. There was an old trellis in disrepair that they would repair and upgrade. There were no accessible picnic areas here either so they planned for that to be added.

Ms. Okuma said ultimately, the plan was to eliminate some of the maintenance tasks for turf on Alameda but that would not be done in the first phase. They would convert the lawn to more native species so they could be watered less. They wanted to do a concept to create small nodes where people could stop. With improvements to Villa Alegre and senior housing, the transition across Alameda was important for children to access it.

There was right now an existing walkway through here. They wanted to try to create an improvement in that zone to mark it visually not only for pedestrians but also for drivers so they proposed an enlargement of the paved area there - something to identify it as part of the evolving Santa Fe River trail. They wanted

to use brick to mark the nodes with that kind of a gesture. This would be the first one.

Almost all the improvements and costs would go into this part. The walk way was about 15' and they needed to lengthen the ramp to get it at accessible rates. It would also need handrails for ADA.

Ms. Walker asked about the turquoise trash cans.

Ms. Okuma said they would write design guidelines and the turquoise trash cans would change. They were migrating to the design for the whole parkway. The review of design guidelines would come back to the Board. They were going to the standard used around the Convention Center so it would be simple and not stand out. Some places now you couldn't see the park for the signs.

Ms. Rios asked if that area had the paved area with concrete.

Ms. Okuma said they hoped to use brick and hoped it would be remarkable. Historic walkways there had historically been brick and it would be good to return to those.

Ms. Rios asked how large an area it would be.

Ms. Okuma said it was about 40 feet so about 20 x 20 - not a huge gesture.

Part of the discussion with the City and community was to find ways to bring water off the roads to rehydrate the river. The river was cut off from the water supply so they were designing oxbows to do hydration zones by putting it high above the river to reestablish trees again. They wanted to model those changes as they went because the river health was important to them.

Ms. Rios asked if the plan involved cutting trees.

Ms. Okuma said it might on the east end to gain ADA width. They'd prefer not to. She said the urban program for fire fighting of the City hoped to take out some of them in the river channel. They were adding back trees and reintroducing water so they wouldn't have to irrigate. They had no intent to take them down unless they could not meet ADA. They had identified two at the east end now.

Ms. Walker asked where they were not widening with brick

Ms. Okuma said the 1995 and 1999 maps showed an 8-10 foot wide bike/pedestrian pathway from St. Francis to Patrick Smith Park. The new plan would suggest reducing that somewhat.

From St. Francis to Camino del Campo was a major route for bicyclists who commuted every day. So at the western end if they had enough money they would recommend that the City stay with multi-modal amenities. She added that they would use one of the approved colors for concrete there.

Ms. Shapiro asked if the access to the park would include designated crosswalks.

Ms. Okuma said there was one. It was used by children right now. They would work with Public Works on re-striping to make it more visible.

Ms. Shapiro asked if there was a crosswalk on Alto Street there.

Ms. Okuma said there was not but there was less traffic there and those crossings were monitored. The speed limit was 25 mph. This was a secondary road.

Ms. Shapiro said she had been there when there were traffic jams. The City hesitated to put crosswalks in but it did help drivers know where people would cross the street.

Ms. Mather asked about the bridge and trellis and picnic area. She asked if they were repairing the trellis as shown on page 5.

Mr. Francis agreed.

Ms. Okuma said it was a metal structure except for three wooden poles on top. They didn't think they would recommend going with wood but with a metal covering over it.

Ms. Mather asked what purpose it served and noted that it was awfully tall.

Ms. Okuma couldn't explain why it was designed that way but between second and third was a projection that once was an active waterfall. They thought perhaps it was planned as a place to see the waterfall. There were actually murals on that wall. They would do some repair on the lower walls where they were losing their footings - those would be a minor visual effect.

Ms. Mather asked if the trellis would stay the same. Ms. Okuma agreed except at the top.

Ms. Mather asked if the pedestrian bridge would have any work.

Ms. Okuma said none other than safety issues. They didn't intend to touch the bridge itself but maybe repaint the bridge and improve the south access with concrete for ADA.

Ms. Mather said on the picnic area they noticed there were many kinds of tables there.

Ms. Okuma said they were trying to set standards for the tables and also for dog poop receptacles there. They were recommending a metal box and pole. They wanted to regularize them.

The picnic tables would come back with two scenarios. Those with concrete tops were from a WPA project. The ones from the City were done about five years ago. They would like to use stone and traditional materials. At the Boys and Girls Club where durability was required they would come back with a second design using standard metal with a historic look.

Ms. Mather welcomed the standardization.

Ms. Okuma said there were about 12 different table designs there now. A standard look would help with maintenance too.

Chair Woods asked if the designs were unique to each area or if there was standardization over all of it. It would help them to know the direction there and asked what the intention was.

Ms. Okuma said the river had a story - there were rural sections that should stay rural. The west end might become more rural and on the east end it was rural. But downtown it was historic looking furnishings and style. In the historic core they would mimic what was there. With seating they had to consider ADA so some seating must have backs and arms. They would do it a little like the Railyard Park using larger slabs of stone with an ADA component. The Board's guidance would be helpful.

PUBLIC COMMENT

Mr. Evan Ricker (previously sworn) said it would be nice to have a part for skate board on cement ledges at DeVargas.

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

Chair Woods asked if they were to respond generally and not to specific materials.

Ms. Okuma said they would appreciate guidance generally knowing that the Board would review specifics later. Anything the Board felt would not comport with historic standards they want to hear.

Ms. Walker asked what was on the lower right of the display.

Ms. Okuma said it was a bike rack but it would be in bronze using a simple design. They had a few places where they were thinking about those.

Ms. Rios asked her to respond to the skateboard wants.

Ms. Okuma said it was not in their plans right now in this section. There were to be renovations in the DeVargas Park. They would have to get assistance from Parks about introducing that into this area. The level of maintenance with skateboarders was higher. They didn't anticipate it at Boys and Girls Club but if the city directed them to they would take that into account.

Ms. Rios asked if the design shown was the trash receptacle they were proposing.

Ms. Okuma said the City found them the easiest to maintain and they were used at SFCCC right now. They were not trying to reinvent new images.

Ms. Rios asked if they wanted a color recommendation from the Board for the benches.

Ms. Okuma said they did and the final decision would come at final review.

Dr. Kantner asked if the community considered the trellis to be integral and wanted to see it retained.

Ms. Okuma said she didn't hear many comments about it. The request came to the Parks Advisory Committee as something they wanted repaired. There were also safety concerns.

Chair Woods said her concern was that this was really looking eclectic with contemporary benches, etc. They had been going over an hour on this so they could not get through it. They would like more historic materials rather than eclectic materials. Those were just general recommendations and guidance for them.

Ms. Mather moved regarding the site plan for Section One that they try to limit the mixture of all the materials and study the fabric and historic purpose of the trellis before redesigning it as it was not integral to this park and come to the Board with subdued colors and standardized materials and products to enhance the historic nature of the parkway and that the concrete be tinted. Ms. Rios seconded the motion.

Ms. Walker commented that the benches shown here were very different from the historic benches and it needed to have a historic sense in all of it.

The motion passed by unanimous voice vote.

Ms. Okuma said they didn't see using two patterns - they were proposing no mixing between the two zones.

Chair Woods explained that the Board was looking for more historic materials throughout and more consistency throughout.

Section Two-

Ms. Okuma said In the DeVargas Park area - the MP of 1995 and 1999 showed some very large changes to the river channel including blowing out the south wall and creating a bowl in the western area. That would require approval by the Corps of Engineers and none of that was anticipated in this phase.

They were looking at things they could do at the edges. It currently had two uses - the corners by day laborers who wouldn't move or go away and the other use was the skate park.

Surroundings would like to work toward the total MP and create opportunities to show water harvesting and make the upgrades they requested. They wanted to work on the outside edges of the park area. There was some thought that activities of the morning were almost all consumed by day laborers. In their plan,

they thought they should give refuge in the center of the park and move a little away from the corner. With the Railrunner, there was a lot of tourist traffic coming down Guadalupe to get downtown. So they would create a heavier planter to keep people from standing right there and the circular pergola would stay.

Where the buses stopped they would move toward a larger shade structure with appropriate benches and tables underneath. So they would improve the sidewalk there and create the first shelter there. Thirdly, they proposed at least one or two porta potty locations. They would try to place them with a simple screen around them on which plants would grow to disguise that area.

She explained the deficiencies of the skate park and said they would look at a separate proposal for that. Most skate parks had a much larger area so this would not have huge bowls at first but features more like streetscape. It would have no fancy large things sticking up in a form that looked more like the pattern of urban development there. They believed there would be a bowl later on and maybe take out the current one.

Ms. Rios asked if the City had considered making just a restroom there instead of using porta potties.

Ms. Okuma thought that would be great but the City directed them to include porta potties instead. She hoped the MP showed they would develop to restrooms at some point.

Chair Woods said parks all over the country had bathrooms. This was crazy.

Ms. Walker asked if on this trellis around the porta parties they would have deciduous climbing things that would die back in the winter.

Ms. Okuma thought they could use English ivy which was year -round.

Ms. Rios asked about the skate park being partially approved.

Ms. Okuma explained that the budget didn't allow all the changes they would like to do. The City was discussing it right now.

Chair Woods asked if the picture on page 8 was a model they were proposing. It showed a territorial ramada and Surroundings was proposing a pueblo style.

Ms. Okuma said they were moving to Territorial style.

Ms. Mather asked the pathways were existing or if they would have new ones.

Ms. Okuma said they wouldn't touch the eastern part of this park. Most of it would be re-poured concrete with a single color choice.

Ms. Shapiro asked in the open space between ramada and trees what was to go in there.

Ms. Okuma said they hoped to keep irrigated turf there. They used it for hacky sack and soccer balls. In almost all of the areas the pathways would be done in colored concrete.

Ms. Shapiro said to trip over a curb while going to catch a frisbee wouldn't be good.

Ms. Okuma said everything would go to materiality at the next phase - hydrology - stability - the only change they recommended was on the north side of the river. The major movement was to move that to the south side so it connected better.

Ms. Mather asked if this was where the cut out metal was.

Ms. Okuma agreed.

Ms. Mather asked if it would be changed.

Ms. Okuma said they could not replace the hand rail since it didn't meet code. If they touched it, they would have to make it meet code.

PUBLIC COMMENT

Ms. Brennan explained the Board's purview was over the appearance of the park and not over the uses. This discussion had been a good guide and the skateboard appearance was in their purview but not the actual design.

Present and sworn was Mr. Pete Gardini 1319 Santa Rosa Drive who thought this public hearing was going to be just about the skate park. The hacky sack and soccer and horseshoes were uses of just the day laborers.

He heard the rumor of tearing it down because it didn't get used that much. He said the skateboarders would like it enlarged and have water fountains - the bowl gets filled with disgusting stuff that becomes green - like a septic tank. That was a problem.

Albuquerque had 15 parks and Santa Fe had two. The one downtown was not worth renovating. He was around when they first built it but it didn't function well and had lots of cracks. He would like it at a better location where they would allow lights at night. A water fountain was important.

Chair Woods said the HDRB didn't have control over where the City put them.

Mr. Ricker said it would be nice to have bathrooms and a parking area so they didn't have to park on the DOL lot. Maybe a bandstand or bleachers where people could sit. Maybe add on or extend it a little. It would be nice to have smooth concrete and have a designer who actually skated to do the design.

The day laborers could have a designated area separate from the skate park.

Present and sworn was Ms. Rachel Galloway, 818 Don Cubero, who said there were places to get money to help make the skate park better.

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

Chair Woods thought this had been an interesting eye opener. They obviously had limited funds but they didn't even give people water and bathrooms. Somehow if the intention was for the people to use the area they had to make them usable. They weren't usable without water and bathrooms. It would always be disgusting if you had only porta potties. They had chosen how to spend the money but maybe they could recommend finding more to do it right or maybe just a section now and others later.

Ms. Okuma thought those were very good comments. They talked with the Parks Department about those issues. The big concern was to have ADA access. The Parks Department had a long list given to them and they scaled that back to fit in the budget. She agreed to take that sentiment back to the Parks Department.

They thought fountains were important and anticipated putting in fountains. They only found one fountain design that could survive more than five years - an all metal one. There were a number of them across the city already.

Ms. Mather agreed with Chair Woods's comment. She was also concerned with the railing - to make it ADA compliant they needed to bring the railing up to code. The skate park design needed to have some separation from day laborer area. And if they went to a designer built skate park - how the Board could really comment on the design. The Board would know nothing about it. Maybe it's time was over and needed to be completely redesigned.

Chair Woods reviewed the issues: toilets, fountains, skate park and railings were the big issues.

Ms. Walker felt the presentation didn't really allow a motion that followed their presentation.

Ms. Walker moved that as soon as possible to get real rest rooms, that the Board be given the dimensions and scale of the ramada and recommended removing the one there now; moving the skate park away should be a long term goal and fountains and lighting should be part of the plan. Ms. Rios seconded the motion with the addition that the shade structure should be Territorial style, the skate park needed to be improved so anyone wanting to use could use it, the fountains should be operable, the railing should be brought up to code with a new simple design and repeat that benches and tables continue what was included in first motion. Ms. Walker agreed with those additions and the motion passed by unanimous voice vote.

Section Three

Ms. Okuma said the most historic fabric ran from Old Santa Fe Trail to where DeVargas was. So right now - they didn't intend to do anything in the area between the bridge at the Supreme Court east to Old

Santa Fe Trail including no changes to furnishings there. In the area from bridge westward to DeVargas the irrigation there failed a few years ago and that was now bare ground. So they would like to work with the Board in the early stage to replace and bring in grass and have it irrigated again to its potential. ADA did impact them somewhat. They would mimic what was there to some extent. The walkway now was asphalt with historic stone curbing. They would like to reuse that stone. They'd like to recommend a more traditional looking sidewalk - the brick might have spacing to allow water flow there. That would keep the large trees alive. So putting in a way to capture water below the walk way and it would be flexed for ADA slopes with a more brick type look.

Ms. Okuma said they would use the same materials for tables but not exactly mimic the historic ones.

There were no speakers from the public regarding this section.

Ms. Mather moved that they approve the preliminary plans on this section - maintaining porous curbs and a brick feel in walk way and grassy areas and picnic table using the historic style. Ms. Rios seconded the motion and added that the drainage be fixed to use the water for the trees and grass. Ms. Mather accepted that addition as friendly and the motion passed by unanimous voice vote.

Ms. Okuma said they would also repair the walls at Del Charro and rehabilitate the walkway that was not ADA compliant.

Section Four

Ms. Okuma said this last area was the most difficult to have the design keep the rural feel to it. They would put in an ADA walkway from Delgado to Palace and in order to avoid trees, some places would be only 4½' wide. The bicycle traffic was better accommodated.

Her biggest concern was how the walkway would look - as too urban. They still had to meet the ADA requirement on those paths. From a park point of view, they needed a surface that was easy to maintain and one that would work.

The alternatives were from brick to a softer unpaved material with stabilized soil and colored concrete. Almost all of the walk happened right at the edge for about 80% of the length.

They felt the side paths that were small would not be touched. They looked at crushed aggregate but from ADA side - the material was almost like mixing concrete and had to be repeated about every 5-8 years. Brick in this area had no model and was more expensive. So they would use the pattern of concrete colored walk with edge stones replaced. There were small cobbles lining that walkway.

That was the most talked about issue for Section Four.

The one place they would like to do something different was re-energizing water in the river - from Delgado to the old waterfall area. They would like a number of drops. There used to be orchards and three

diversions for historic acequias. They wanted to see if they could have walks where people were walking now. They planned to mimic an acequia looking system. Not the bishop's exact style but draw from the water to come into the landscape and re-energize the dynamics of that area.

There were two picnic tables there now in very poor condition. They would replace them with the historic stone like materials. The neighborhood wanted it to be more organic in feel - not a lifted semicircle. And use flagstone on the pad area.

They would like to have some of the new trees to be fruit trees.

Ms. Mather asked if stabilized soil would allow water to percolate.

Ms. Okuma said it wouldn't because they bind the soil making it much like concrete.

Ms. Walker asked about the photo on page 14 of signs.

Ms. Okuma said those signs were 2'x2' and Surroundings was working with Public Works on them. They were mounted head high.

Ms. Walker noted that they were also in the path and blocking ADA access.

Ms. Okuma said Public Works wondered why they were there.

Ms. Walker asked about the utility pole in the walk way.

Ms. Okuma said they were trying to negotiate getting them moved. The historic ten foot tall stone wall was an old WPA project that was 2.5 feet from the curb so they were negotiating with Public Works to move the curb out into the street there. It would be about 200'.

Ms. Walker said that would prevent parking there.

Ms. Okuma said they would lose about ten spaces. They didn't know how else to achieve ADA compliance.

Mr. Francis added that if they were too close to the wall, they would have to erect guard rails or hand rails in that part of the district. So they were trying to gain the space in the roadway.

Ms. Walker asked if it would be a bulb out.

Mr. Francis said it would not.

Ms. Shapiro asked if she heard correctly that there was a section for concrete walkway.

Ms. Okuma agreed, along the edge - five feet wide down to 4½ feet along the edge of the road.

Mr. Francis said having a little impervious surface there was good because it would help them direct the water to the pervious areas. The compacted soil looked great but the maintenance was much more expensive.

There were no speakers from the public regarding this section.

Chair Woods thanked the Surroundings staff who put in an enormous amount of time on it. The Board really appreciated it. She added that she thought just having smooth concrete five feet wide would kill the way it looked over there.

Ms. Walker asked what the minimum ADA width for a sidewalk was.

Ms. Okuma said it was 3' but in urban areas it was 5' to allow two people to walk side by side.

Mr. Francis said Surrounding also felt really conflicted with this space. About 80-90 % of paths were right by the road. So they didn't weave a large five foot path in the middle.

Mr. Featheringill said he kept hearing it being an urban sidewalk but were told this Section was rural. The path there now was not that wide. He also heard them say the brick was not appropriate but on the other side it was brick. So he thought brick did work well and was organic. It was tough getting ADA compliant there anyway. Maybe not all brick but it would be much more satisfactory.

Mr. Featheringill moved to recommend a brick oriented path with concrete where they had to and minimize the width. Ms. Mather seconded the motion and added recommending the historic style picnic table.

Ms. Walker added that the picnic area be organic.

Ms. Rios asked for 36" in width. Mr. Featheringill agreed with those additions. He thought the picnic areas should be brick to meet ADA and to consider narrowing the street where it would interfere with the historic stone wall. The motion passed by unanimous voice vote.

G. OLD BUSINESS

1. **Case #H 09-012** 526 Galisteo Street. Don Gaspar Area Historic District. Christopher Purvis, agent for Ms. Ortiz, proposes to amend a previous approval to remodel a contributing commercial building including the construction of two 10'8" high 414 sq. ft. ramadas in the rear yard. (David Rasch)

Chair Woods announced that the applicant wanted a postponement.

Ms. Rios moved to postpone Case #H 09-012. Ms. Walker seconded the motion and it passed by

unanimous voice vote.

2. **Case #H 09-018** 456A Acequia Madre. Downtown & Eastside Historic District. Kathleen M. Jackson, agent for Glynis Dohn, proposes to remove a coyote fence along the street frontage and west lotline and to construct a coyote fence in those areas with the side fence to 6' high and the street frontage fence to approximately 7' high where the maximum allowable height is 5'7". A height exception is requested to Section 14-5.2 (D)(9). (David Rasch)

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

BACKGROUND & SUMMARY:

456A Acequia Madre is a single-family residence that is listed as non-contributing to the Downtown & Eastside Historic District. On April 28, 2009, the HDRB confirmed the non-contributing historic status and approved a remodel of the property including: to construct a portal on the front north elevation; to redesign the portal and courtyard wall on the east elevation; to replace doors and windows; to install skylights; to reroof; to restucco; and to repaint the trim.

Now, the applicant is proposing to replace a coyote fence along the front north elevation and along the west lotline. The west lotline fence was replaced at 6' high. The street-facing fence was partially replaced at the existing height of approximately 7'. The maximum allowable height is 5' 7" and a height exception is requested to Section 14-5.2(D)(9) with the required criteria responses below. If an exception is granted then a variance is required for the fence above 6' high from the Board of Adjustment.

- (i) Do not damage the character of the streetscape;

At present the streetscape demonstrates a wide variety of fence and wall types, ranging from high and low stuccoed walls, chain link fence, exposed adobe walls and stuccoed walls with river rock base. This fence is the only coyote fence on the block (except for a small section across the street) and helps to preserve the variety of Santa Fe's rich style and streetscape texture as set forth in Section 14.5.2(A)(1).

Staff response: Staff is in agreement with this statement.

- (ii) Prevent a hardship to the applicant or an injury to the public welfare;

When overgrown vines were removed from the fence, the degree of disintegration of the posts and pickets became apparent and the fence collapsed. It was leaning precariously over the neighbor's yard, into the owner's yard and over the sidewalk. This caused an unsafe condition for the neighbors, the owner and passersby.

Staff response: Staff is in agreement with this statement.

- (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design

options to ensure that residents can continue to reside within the Historic District;

Because this is a busy, narrow street, privacy is a concern for this yard. This coyote fence screens the many cars and trucks that pass this property, affording the owner a partial barrier in the front yard, while allowing passersby glimpses of the residence beyond. The fence also strengthens the character of the City on this block by contributing an example of a vernacular feature occurring across the Eastside. The fence also shows its history of development, through the existence of vestiges of wire fencing and the obvious reinforcement of the fence over a period of many years, as well as changes in its alignment since the plat was prepared in 1981.

Staff response: Staff is in agreement with this statement.

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

Most houses without walls on this streetscape are not so close to the street or so close to the parking area of the businesses across the street. Those that do have house walls or yard walls which act as solid buffers. Additionally, screening from the parking lot of the commercial property across the street is very desirable since there is quite a lot of traffic exiting the parking lot facing this property.

Staff response: Staff is in agreement with this statement.

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

Coyote fences, by their nature, have a limited life expectancy, but this fence suffered from an extended period of lack of maintenance before the current owner bought the property about a year ago. Additionally, the fence was constructed of pine posts and pine and juniper pickets which have a limited ability to withstand dry rot and the elements.

Staff response: Staff is in agreement with this statement.

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

Other options for screening this house and yard from the busy street would include a stuccoed wall (which would limit the diversity of fence types in the streetscape), a tall hedge of trees or shrubs (which would take many years to fill in, require a lot of water to establish itself, be unsightly during the period of growth and be much wider than a fence, thus impacting visibility along the street), or other inappropriate modern screening methods which would not provide a harmonious outward appearance for the area. The coyote fence in some form as been in place for about 25 years and fulfills the need for screening this property with the least impact on the streetscape.

Staff response: Staff is in agreement with this statement.

STAFF RECOMMENDATION:

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

Present and sworn was Ms. Kathleen Jackson who said her client went nuts. The coyote fence fell over and she asked them to replace it. It was replaced with a six foot fence. On the north side only a small portion was replaced. Then it was replaced again with materials that were saved. She was just here to try to make it right and asking for the Board's help.

Ms. Rios asked her to clarify - that with the fence on the north side most of it had been there a long time and just a seven foot wide portion had to be replaced and it matched existing.

Ms. Jackson agreed and said the contractor used the original fabric.

Ms. Rios asked if on the north side the majority of the fence was already there at the existing height.

Mr. Rasch said yes but the requirement was that once a section was taken down it must be brought into compliance. That was why he recommended an approval of the exception.

Mr. Featheringill suggested they could draw a line across the top to the tree and the replaced portion appeared to be taller. He asked why they could not cut it down to the existing height there.

There were no speakers from the public regarding this case.

Ms. Walker asked what the height was there on north.

Ms. Jackson said it was six to seven feet. They didn't chop anything off.

Ms. Walker thought the responses to the exception were beautifully written but they didn't focus on height.

Chair Woods asked if her clients would they object to bringing the fence into compliance.

Ms. Jackson said they would not.

Chair Woods pointed out that if they approved it the way it was she would have to get a variance from the Planning Commission.

Mr. Featheringill moved to approve Case #H 09-018 with the new section reduced to the same height as the existing fence and accepting the exception criteria. The motion died for lack of a second.

Ms. Rios moved to approve Case #H 09-018 granting the exception and that the fence be at six feet with uneven tops. Ms. Walker seconded with the clarification that none of it being higher than six feet. The motion passed by majority voice vote with all voting in favor except Ms. Walker who voted against.

H. NEW BUSINESS

1. **Case #H 10-013** 526 Hillside Avenue. Downtown & Eastside Historic District. Christopher Purvis, agent for Peter Clout and Marlene Iverson, proposes to remodel a non-contributing building by constructing an approximately 300 sq. ft. garage to a height of 11', increase a portion of the building from 10'4" to 12'6" where the maximum allowable height is 15'1" and replace doors and windows, including dimensions. (Marissa Barrett)

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

BACKGROUND AND SUMMARY

The approximately 2,830 square foot Spanish Pueblo Revival style building single family residence was constructed in 1957 and received major additions and remodeling after 1968. The original 1,600 square foot building almost doubled in size with approximately 1,230 square feet of additions. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

The applicant proposes construction of an approximately 300 square foot garage addition to a height of 11' where the maximum allowable height is 15' 1" on the publicly visible west elevation. The garage door will be wood and finished with a brown stain to match existing woodwork. The garage canopy will be wood lined with galvanized metal.

Also proposed is to raise the western portion of the existing roof from 10' 4" to 12' 6" where the maximum allowable height is 15' 1". The parapet will retain the same rounded appearance as the existing. The building will be stuccoed using cementitious stucco matching the existing color as close as possible.

East and south elevation steel windows do not meet egress standards and will be replaced, including dimensions with aluminum clad divided light windows in a light brown color to match existing trim. The new window on the garage will also be a divided aluminum clad window in light brown.

One skylight is proposed on the site plan. Exterior light fixtures for the garage were not indicated.

STAFF RECOMMENDATION

Staff recommends approval of the application on condition that the skylights are not publicly visible and that if any new exterior light fixtures are approved by staff before a building permit application is submitted. Otherwise this application is in compliance with Section 5.2 (D) General Standards for all H-Districts and Section 5.2 (E) Downtown and Eastside Historic District Design Standards.

Present and sworn was Mr. Christopher Purvis who had nothing to add.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 10-013 per staff recommendations. Ms. Walker seconded the motion and it passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

Ms. Walker alerted Ms. Brennan and Mr. Rasch that the subcommittee had been begging for a copy of the first draft of the proposed revised ordinance.

Mr. Rasch said Mr. Smith had promised to have it ready by February 17th.

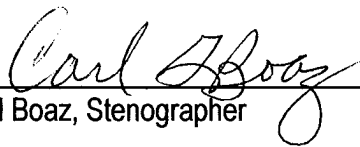
J. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 7:50 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer