



# Agenda

## HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, MAY 11, 2010 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2<sup>ND</sup> FLOOR CITY HALL

## HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, MAY 11, 2010 – 5:30 PM

CITY COUNCIL CHAMBERS

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES**  
April 13, 2010

**E. FINDING OF FACTS & CONCLUSIONS OF LAW**

Case #H-09-043B. 108 Candelario Street  
Case #H-08-053. 444 Camino Don Miguel  
Case #H-09-057. 518 Palace Avenue  
Case #H-10-023. 855 E. Palace Avenue  
Case #H-10-024. 852 Old Santa Fe Trail  
Case #H-10-026. 612 Garcia Street  
Case #H-10-027. 614 Garcia Street  
Case #H-10-028A. 275 E. Alameda  
Case #H-10-028B. 275 E. Alameda  
Case #H-10-029. 707 Dunlap Street  
Case H-10-031. 517 Acequia Madre  
Case #H-10-025A. 101 Rim Road  
Case #H-10-025B. 101 Rim Road  
Case #H-10-030. 542 Camino del Monte Sol

**F. COMMUNICATIONS**

**G. BUSINESS FROM THE FLOOR**

**H. OLD BUSINESS**

1. Case #H-09-014. 502 Old Santa Fe Trail. Downtown & Eastside Historic District. Michael Bodelson, agent for Don Caminos LLC, proposes to construct vendor booths designed in the Territorial-Revival style to a height of 10'8" where the maximum allowable height is 16'. (David Rasch)
2. Case #H-10-012. El Parque Del Rio. Downtown & Eastside and Westside-Guadalupe Historic Districts. Kenneth Francis, agent for Surrounding, proposes improvements along the Santa Fe River Park that includes pathways, furniture, and signage from Patrick Smith Park to St. Francis Drive. (David Rasch)

**I. NEW BUSINESS**

1. Case #H-10-037. 1147 E. Alameda (1141 E. Alameda Lot 3). Downtown & Eastside Historic District. Liaison Planning Services, Parks Company of NM, proposes to amend a previous approval to construct a 3,430 sq. ft. residence and detached studio with the addition of a stuccoed wall to screen a publicly visible rooftop mechanical unit at less than the maximum allowable height of 15'4". (David Rasch)
2. Case #H-10-038. 147 Gonzales Road #8. Downtown & Eastside Historic District. Kenneth Francis, agent for Nancy Mammel, proposes to construct yardwalls and fences to a maximum allowable height of 6', install a wooden gate, a spa, and flagstone. (David Rasch)
3. Case #H-10-039. 401 Old Santa Fe Trail. Downtown & Eastside Historic District. Cornerstones Community Partnership, agent for St. Michaels High School, propose to perform maintenance and repair which includes removing stucco and replacing the finish with mud, repairing adobe and wood, installing a drain, and replacing a concrete sidewalk with brick. (David Rasch)

**J. MATTERS FROM THE BOARD**

1. Case #H-08-144. Downtown & Eastside. Recommendation regarding the existing action for the electrical box.

**K. 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 May 11, 2010 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, May 11, 2010.

**SUMMARY INDEX**  
**HISTORIC DESIGN REVIEW BOARD**

May 11, 2010

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
Approval of Agenda	Approved as amended	1-2
Approval of Minutes April 13, 2010	Approved as amended	2
Findings of Fact & Conclusions of Law	Approved as corrected	2-3
<u>Case #H-09-043B.</u> 108 Candelario Street		
<u>Case #H-08-053.</u> 444 Camino Don Miguel		
<u>Case #H-09-057.</u> 518 Palace Avenue		
<u>Case #H-10-023.</u> 855 E. Palace Avenue		
<u>Case #H-10-024.</u> 852 Old Santa Fe Trail		
<u>Case #H-10-026.</u> 612 Garcia Street		
<u>Case #H-10-027.</u> 614 Garcia Street		
<u>Case #H-10-028A.</u> 275 E. Alameda		
<u>Case #H-10-028B.</u> 275 E. Alameda		
<u>Case #H-10-029.</u> 707 Dunlap Street		
<u>Case H-10-031.</u> 517 Acequia Madre		
<u>Case #H-10-025A.</u> 101 Rim Road		
<u>Case #H-10-025B.</u> 101 Rim Road		
<u>Case #H-10-030.</u> 542 Camino del Monte Sol		
Communications	Discussion	3
Business from the Floor	None	4
Old Business		
1. <u>Case #H-09-014.</u> 502 Old Santa Fe Trail.	Postponed with instructions	4-10
2. <u>Case #H-10-012.</u> El Parque del Rio	Approved with conditions	10-15
New Business		
1. <u>Case #H 10-037</u> 1147 E. Alameda	Approved with conditions	15-16
2. <u>Case #H 10-038</u> 147 Gonzales Road #8	Approved as recommended	16-17
3. <u>Case #H 10-039</u> 401 Old Santa Fe Trail	Approved as recommended	17-19
Matters from the Board		
<u>Case 08-044</u>	Reconfirmed	19-20
Adjournment	Adjourned at 8:30 p.m.	20
Historic Design Review Board	May 11, 2010	Page 1

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

**May 11, 2010**

**A. CALL TO ORDER**

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Vice Chair Cecilia Rios 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  
Dr. John Kantner  
Ms. Christine Mather  
Ms. Deborah Shapiro  
Ms. Karen Walker

**MEMBERS ABSENT:**

**OTHERS PRESENT:**

Mr. Rasch, Historic Planner Supervisor  
Mr. Carl Boaz, Stenographer

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

**C. APPROVAL OF AGENDA**

Ms. Walker asked about the case under J on the agenda.

Mr. Rasch explained that at the last meeting the Board directed staff to have it on the agenda tonight.

He thought it was from issues that arose since that vote.

Ms. Rios said the Board wanted it on the agenda because the City did make a decision on it.

**Ms. Shapiro moved to approve the agenda as presented. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

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

**April 12, 2010**

Ms. Walker requested the following correction to these minutes: On page 17, 3" should be three feet.

Dr. Kantner requested the following changes to these minutes:

On page 2, last sentence should read, "The Finance Committee voted to finance..."

On page 3 at the top of the page should read, "... taken action on this issue."

On page 24 - in the motion Mr. Featheringill asked for the extra condition. Not Dr. Kantner.

On page 25, line 5 should say, "... top of pilaster," not plaster.

Ms. Shapiro asked for a correction on page 10, 4<sup>th</sup> line from bottom - "and if they had corbels or would they be simpler than that?"

Ms. Mather corrected page 6 10<sup>th</sup> line - She asked if the wall was at an angle.

Chair Woods - page 7 - big paragraph 2<sup>nd</sup> line - they worked hard, not had.

**Ms. Walker moved to approve the minutes of April 13, 2010 as corrected. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

#### **E. FINDING OF FACTS AND CONCLUSIONS OF LAW**

**Case #H-09-043B.** 108 Candelario Street

Ms. Walker asked a question on the description.

Mr. Rasch said it should read, "shall be a maximum of 24 feet."

**Case #H-08-053.** 444 Camino Don Miguel

The Board corrected the address which was incorrect on first page.

**Case #H-09-057.** 518 Palace Avenue

**Case #H-10-023.** 855 E. Palace Avenue

**Case #H-10-024.** 852 Old Santa Fe Trail

Chair Woods corrected it to say, "The doors shall be architectural series (simulated divided light)."

**Case #H-10-026.** 612 Garcia Street

**Case #H-10-027.** 614 Garcia Street

**Case #H-10-028A.** 275 E. Alameda

**Case #H-10-028B.** 275 E. Alameda

**Case #H-10-029.** 707 Dunlap Street

**Case H-10-031.** 517 Acequia Madre

**Case #H-10-025A.** 101 Rim Road

**Case #H-10-025B.** 101 Rim Road

**Case #H-10-030.** 542 Camino del Monte Sol

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law as corrected. Dr. Kantner seconded the motion and it passed by unanimous voice vote.

## **F. COMMUNICATIONS**

Mr. Rasch announced that this Thursday was the award ceremony at 6 p.m. at the NPS Building on 1100 Old Santa Fe Trail. There would be one award from HSFF and 2 from OSFA. He needed one more presenter for the compatible new construction award.

Ms. Mather agreed to do it.

Chair Woods gave a special thank you to Dr. Kantner for the class coming from Colorado.

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

There were no speakers from the public.

Chair Woods announced to the public that anyone wishing to appeal a decision of the HDRB had thirty days to appeal it to the Governing Body.

## **H. OLD BUSINESS**

1. **Case #H-09-014.** 502 Old Santa Fe Trail. Downtown & Eastside Historic District. Michael Bodelson, agent for Don Caminos LLC, proposes to construct vendor booths designed in the Territorial-Revival style to a height of 10'8" where the maximum allowable height was 16'. (David Rasch)

Mr. Rasch referred to the handout for this case. He gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

502 Old Santa Fe Trail is a 0.49 acre vacant lot that was the location of a Chevron Gas Station that was constructed in the Spanish-Pueblo Revival style at approximately 1960. The date of demolition is unknown. This site is located on the corner of Paseo de Peralta and Old Santa Fe Trail in the Downtown & Eastside Historic District.

On March 24, 2009, the Historic Design Review Board postponed action on an application to remodel the lot as a temporary seasonal art market pending clarification of specific issues that includes information about off-hours, security, weather controls, lighting and electric installations, access, food booths, portable toilets, and clarification regarding the temporary nature of the project.

On May 12, 2009, the Board denied the temporary seasonal art market while allowing for a streetscape yardwall to be constructed to a maximum height of 3' 8" with brick capped pilasters to a maximum height of 4' 4" and stuccoed in cementitious "Adobe." The wall follows the intension of the wall and fence guidelines that were adopted in 1999 by changing vertical planes with steps and pilaster extensions and horizontal planes with an angle and openings.

On July 14, 2009, the Board approved the installation of pedestrian and vehicle gates in the existing wall openings. The gates are of a simplified design constructed at approximately 2' 8" high with metal. The pedestrian gate on Paseo de Peralta is 6' wide. The vehicle gate on Paseo and another vehicle gate on Old Santa Fe Trail is 16' wide. The gates operate by sliding motion behind the walls. An additional gate on OLD SANTA FE TRAIL is 24' wide with two sliding leaves.

Now, the applicant returns with a proposal to construct the vendor booths as permanent structures in

the Territorial Revival style. The booths will be constructed with metal and finished in a rusted, white, or cream color. They will be 10' 8" high where the maximum allowable height is 16'.

Other site improvements include a modular restroom facility on the adjacent site to the south that is surrounded by an 8' high coyote fence and gate, and the temporary installation of planters, benches, tables, and umbrellas.

#### **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.

Ms. Rios asked Mr. Rasch to describe the streetscape on Old Santa Fe Trail and Paseo.

Mr. Rasch described the streetscape. There were no freestanding structures that looked like ramadas.

Ms. Rios asked if the ordinance addressed stucco.

Mr. Rasch said this looked a lot like a portal if attached to a building. It was very similar to the structures at Sheridan shelters. They had a pitched roof and this applicant originally had a pitched roof.

Chair Woods asked for the applicant to present and then they would break for viewing.

Present and sworn was Mr. Michael Bodelson, 11E Wildflower. He said they had made serious revisions to the scope and details since last time. Staff were helpful. They went with permanent structures and in Territorial style to avoid an exception and flat roofs instead of pitched. Patina steel was the material proposed but they could paint it white. Changes to site plan were primarily for better traffic pattern and to emphasize landscaping for potential vendors. They went out to get feedback from people nearby. It was a significant corner. It was an improved aesthetic and a landscape as opposed to structure.

The concept was for local craftsmen to come in to market their wares. Handmade products and they were looking specifically for people who could do demonstration projects, like weavers, painters or wood carvers to create synergy for the whole location. It would make connection with Canyon Road and the river way.

Mr. Bodelson distributed copies of a presentation of five conceptual renderings of the project area [attached to these minutes as Exhibit A].

Chair Woods announced a short break to look at the display and then the Board would hear from the public.

#### **PUBLIC COMMENT**

Present and sworn was Ms. Cheryl Pick Sommer, owner of Kaune's Market, who believed this would

bring increased traffic to her neighborhood. It had been vacant since she bought the store 7 years ago. More business meant more tax revenue. She believed the use was consistent with the neighborhood and zoning. It would support local businesses. As a personal matter, her landlord was a highly responsible person and she thought they had great taste. The wall as approved was very attractive. You were putting your trust who would be respectful of architecture.

Present and sworn was Mr. Charles Putney, who owned the package store on Old Santa Fe Trail. He said the neighborhood could support it and it would be good for the neighborhood.

Present and sworn was Mr. Bruce Weatherbee who thought it was a great aesthetic for that area and owners had taken into consideration a Territorial style. He was in the adjacent property and this would be a great improvement for the property. He said he had done a lot of work at the Roundhouse. He appreciated the Roundhouse and its openness and celebration of art. He believed this proposal would do that too. He submitted a letter to the Board in support of the proposal [attached to these minutes as Exhibit B].

Present and sworn was Mr. Brad Perkins, 3 Camino Pequeño, who said the traffic on and off Old Santa Fe Trail was a big issue. He shopped at Kaune's Food Town. No one could miss the fact that at various times coming north would take two to three light changes to get through the intersection. With this project there, it would be much worse. He advised the Board members to go in the morning and again in the afternoon to observe the traffic problem there.

Chair Woods interrupted that the H Board had no authority over traffic.

Mr. Rasch suggested he go to Zoning and Public Works to discuss the traffic issue.

Mr. Perkins said a flea market across the street from the Capital was a blight. With economics now, it will be a flea market.

Present and sworn was Ms. Marilyn Bane, 622½B Canyon Road, who noted a couple of problems. The first was with the bathrooms. She couldn't imagine how it would look. The coyote fence would help but she thought those were truly ugly. Secondly, she understood these were now to be permanent structures and asked if that meant they would be out there year-round. She said Mr. Bodelson told her it would be active in spring and summer but she wondered what it would look like when not being used. She suspected there would be traffic problems for the store there too.

She thought a more pastoral scene would be much better. There were lots of places where woodworkers could show their wares and other places for flea markets. This was a lead to Canyon Road and would be competition for it. But she was more concerned with how it would look when being used or not being used.

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

Mr. Bodelson said the landscaping would be year-round. As far as toilets were concerned, they believed this revision was much improved. They were very nice facilities compared to what was out there.

The coyote fence would just look like a fence. During the off season they would not be occupied and would be closed off.

Chair Woods surmised that the restrooms and ramadas were now to be permanent structures. She asked if they would have foundations.

Mr. Bodelson clarified that the modules were on a metal frame but didn't have a concrete foundation.

Chair Woods asked if they were now saying they were on wheels.

Present and sworn was Mr. Karl Sommer, PO Box 2476, said he had asked Mr. Bodelson if the bathrooms were affixed to the ground. The answer was that they were connected to pipes that were on the ground.

Ms. Shapiro asked if they were hooked up to the city septic system.

Mr. Bodelson said they could be either but he was proposing they not be connected to the sewer.

Ms. Rios asked if they would be publicly visible.

Mr. Bodelson said they would be screened totally and were 10' 8" tall.

Ms. Rios asked him to tell the Board about the roof and what the public would see.

Mr. Bodelson said they would have a square steel column with trim at base and at the top with box crossbeams that had an overhang of 18". Above the fascia they would be recessed down with a panel for drainage. The module was 10' x 10' but they could be 10' x 20'.

Ms. Rios asked how many vendors this would accommodate.

Mr. Bodelson said the least would be 7 and about 64 was the maximum.

Ms. Rios asked what the public visibility of the project would be once he put in the trees.

Mr. Bodelson said the view corridor would be to the perimeter of the project so mainly it would be trees.

Ms. Rios asked if parking would be on site.

Mr. Bodelson showed where the parking would be to the south of the property.

Ms. Walker cautioned him that if he had 15 or more vendors, he would have to submit a development plan to the Planning Commission for review and approval.

Mr. Bodelson said their intention was not to go as high as 15.

Ms. Walker was concerned about competition with the Plaza vendors.

Mr. Bodelson said they would probably have a six month lease.

Ms. Walker asked when the landscaping would be done.

Mr. Bodelson said that was probably the first thing they would do.

Ms. Walker suggested he consider constructing a truly permanent bathroom facility.

Mr. Bodelson said they might do that. If it didn't work out, he would convert it to another use.

Ms. Walker said by Code the Board could not approve outdoor toilets nor could they approve a metal structure unless it was attached to a building.

Chair Woods briefly explained the code restrictions to him.

Mr. Bodelson said the move to modular units was an attempt to address the porta potty issue. These systems could be self contained or they could be connected.

Chair Woods explained that if they were not permanent structures they had to be for a specific time period.

Ms. Rios asked him to indicate how the units were going to be fixed to the ground.

Mr. Bodelson said it would be by columns.

Ms. Walker asked about the colors.

Mr. Bodelson said they could match the gates that were rusted steel. But the Board could require painting in which case they would be white or cream.

Ms. Mather asked about lighting.

Mr. Bodelson said they would propose a steel fixture underneath the perimeter of the overhang to achieve a soft glow.

Ms. Mather asked if he had examples.

Mr. Bodelson said they would not be like Christmas lights but more like display lights. They were fixed to the structure and basically indirect.

Ms. Mather asked about ground cover.

Mr. Bodelson said they would use crusher fines.

Ms. Mather asked Mr. Rasch how the modular unit complied with the ordinance.

Mr. Rasch said the toilets were structures. He read from the ordinance that the dominant style should be adobe.

Mr. Bodelson said he did originally propose a connected system. If this was a hang-up they were more than capable and willing to make it unconnected and not permanent.

Chair Woods asked if he was changing his testimony.

Mr. Bodelson said he was not but offering that it could be either way.

Chair Woods explained that Chapter 14 was very clear and specific on what was allowed. So on the one hand they had permanent structures but if it would be taken away in six months, it didn't fall under the Board's jurisdiction. They weren't looking at porta potties to see if it fit under the H code. So the applicant needed to tell the Board if it was permanent or not.

Mr. Bodelson said he was proposing that the toilets be not connected to any system and would be removed from the site at the end of the season.

Chair Woods noted that they didn't have the city attorney tonight but this was out of the Board's jurisdiction if the structures were temporary. She asked how many years they would do this.

Mr. Featheringill thought temporary meant a one-time shot at it. If they repeatedly did it again, they would need a permanent structure. That could be a solution.

Ms. Rios asked if these structures were all open air.

Mr. Bodelson said they had canvas sides that could be let down.

Ms. Rios asked if in off months they would be vacant.

Mr. Bodelson agreed.

Ms. Rios said she failed to see the connection with Territorial.

Mr. Rasch described the characteristics that comported with Territorial style.

Ms. Shapiro asked what color the canvas would be. She asked if it was at 5:00 that they would close and if the Board shouldn't consider the canvas as part of the structure.

Mr. Bodelson said during the summer months they would have the canvas rolled up.

Ms. Walker asked if in the winter the canvas would be down.

Mr. Bodelson said in the winter the canvas would be removed.

Ms. Walker asked why they would not hook up to septic and frame it and stucco it so it would comply.

Mr. Sommer clarified that the toilets were not supposed to be connected to water or sewer so under the code they were not structures.

Chair Woods suggested that if they were going to stay there, she didn't think the Board could approve them. The code allowed porta potties on a one-time short duration. It was more important to determine whether they were temporary or permanent.

Mr. Sommer said the code defined a structure in a certain way. The things she mentioned from the code were affixed to the ground. A dumpster behind an enclosure that sits there year round was not a structure. This was in character with that kind of item. This Board regulated structures. So there was a disagreement. He was just saying this was not a structure under the code.

Chair Woods wasn't sure and the City attorney was not here to interpret the definition for the Board.

Ms. Mather said the purpose of structures clearly functioned as a room in the same way an outhouse would unlike a dumpster.

Mr. Bodelson said this wasn't a project like some and they had nuances on language so it might be good.

**Mr. Featheringill moved to postpone Case #H 09-014 to the next meeting for a definition of structure, lighting, color, fencing, material for the structure of the modular units, canvas, and other details. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-10-012.** El Parque Del Rio. Downtown & Eastside and Westside-Guadalupe Historic Districts. Kenneth Francis, agent for Surrounding, proposes 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:

#### **BACKGROUND & SUMMARY:**

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. 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. The Board should specifically discuss the historic features in the park such as the CCC benches. These items are not in good condition and may be considered as secondary structures. Is maintenance and preservation, replacement in-kind or replacement with a different park-unified design in order?

In addition to this proposal, there was 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 along New Mexico byways. The state has approved and funded this project. It appears that locations have been identified for these markers outside of the project area.

### **STAFF RECOMMENDATION:**

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

Mr. Rasch referred to the preliminary actions taken at the last hearing [attached to these minutes as Exhibit C].

Ms. Rios asked if the five additional signs were in the project area.

Mr. Rasch said they were outside of it.

Ms. Faith Okuma and Mr. Brian Drypolcher were sworn.

Mr. Drypolcher said Mr. Rasch did describe it as Patrick Smith Park to Palace Avenue. There was no work to be done in the channel walls. The budget was \$1.4 million. Some of the Parks Division priorities were improving pedestrian circulation with ADA compliance, repairs and upgrade to irrigation and plantings and beautification along the River corridor. The skate park would be moved.

In 1995, the Master Plan was approved by City Council. At that time there was lots of public input and the City affirmed it would work for a living river and it would serve as a city park for use by all citizens with a bike trail from Frenchy's Field to Camino Cabra at a 10' width.

In 1999 the area from Defouri to Delgado was reconfirmed by the City for the concepts including park and a trail. 8' to 10' wide. He thought the team had done a great job in balancing the priorities of the City in their work.

Ms. Okuma recalled the main thing the Board asked them to do was slim down the recommendations.

Their scope was St. Francis to Palace Avenue. There were five specific locations for improvements. Irrigation would occur throughout.

Surroundings divided the area into 4 zones - two residential areas on each end with more rural nature and in between a more urban nature tied with commercial activities. This whole area was chock full of historic elements.

She went to site furnishings and materials standards and explained that the City could use these standards for repairs and replacements.

She recommended a brown that was not a current paving color of the Board. Brick paving was recommended with a blend of three colors of brick. She covered stone walls, screening fence and rails. The fence recommendation was no longer metal but coyote. She showed a sample of the metal fence which was the same as at 225 Canyon Road but at 42" high. They would like to use some cast concrete piers and have stone base around the bottom so it would be 5' to the top.

The top would be a cast piece to match. They were recommending concrete to eliminate any need for stucco repairs.

She went to furnishings - bench, picnic table, trash receptacle, drinking fountain, bike rack and doggy bag post dispenser. She described them. She went to a page on mile marker, interpretive sign and trail head sign. She said those were the generic standards.

She went next to the five areas.

Area 1 - they were asked to repair the trellis but that was removed from their work list and was not part of this application. They would use metal benches and brick pavers there.

Area 2 - DeVargas area and skate park. The City directed them to take that portion out of this project. The only addition was widening of paving and more vegetation. At the Board's request, she provided detailed design of the park structures there. The height would be 11'. The inside floor would have brick pavers on the perimeter and colored concrete in middle.

She asked for permission on the underside of the portal to keep birds from nesting by painting under the portal a slightly blue color to make birds think it was the sky. Right now she was unsure of lighting there or not. She showed the detail for screening the porta potties.

Area 3 - historic area. The Board approved the preliminary plan and asked her to continue the historic tables. This was the place where they would mock up the river railing. They had to modify the walls there. Also the Board asked them to change the paving there to brick. It was designed to help maintain existing trees.

Area 4 - This was where they asked permission for a five foot wide sidewalk. They proposed flagstone in the picnic table area with 3' side and brick on the sidewalk.

She commented more on the sidewalk widths in this portion. They could not find comparable sidewalk character in the historic district. The narrowest width was 4' 6". The rest was generally 5' 6" wide. She

described the proposed bulb outs as not desirable.

She shared two places where they wanted to go back to colored concrete. This section was over 3,000 feet long so maintaining brick for that length was not practical.

#### PUBLIC COMMENT

Present and sworn was Ms. Ann Lacy, who said she had been following all of the plans and watched this design group try to grapple with the very narrow line between what was there and their design and what could be approved for more diverse use. She had been really impressed with this design group who dealt with all the things that were there and the use to which it would be put. They were very attuned to the environment and what this would look like. Through it all was simplicity and unobtrusiveness. None of it would take away from the use of the river. She hoped the Board would approve it.

Present and previously sworn was Ms. Marilyn Bane who echoed what Ms. Lacy said. She had followed this and the sensitivity and the collegiality was evident on it. She also supported Surroundings regarding the materials in the area of Patrick Smith Park. Dirt-like cement on pedestrian parkway here would be helpful. She also applauded the change in texture at the picnic areas the Board requested.

She was concerned about the width of the sidewalk. She would really like to see a five foot width but thought the narrowest was 4' 2". She loved the stone benches in that area.

Her one great concern was that if more signs were going up, they needed some way to get rid of some signs that were there now. There were hundreds of signs.

Present and sworn was Mr. David McQuarie 4997 Calle Serapha who said the project must meet or exceed ADA requirements. Regarding the width of the pathways he agreed that the ADA required an absolute minimum of 3 feet. 42 inches was just enough for one person. Two people abreast was 60". He encouraged the Board to keep it up and thanked them.

The public hearing was closed.

Ms. Mather asked on Area 1 why the City had decided against the trellis.

Ms. Okuma explained that they were not taking it down but just decided to keep it out of this project.

Ms. Mather recalled during the last review they talked about the railing with the unfortunate cutout. She asked if that would all remain.

Ms. Okuma thought replacing the panels with pickets would be least expensive. She would come back to the Board with the specifics.

Ms. Mather asked if there were only metal picnic tables in the urban core.

Ms. Okuma agreed but added that the public asked for a little more varied tables.

Ms. Mather asked if they requested concrete on the pathway.

Ms. Okuma agreed. They believed the concrete met the Master Plan requirements.

Ms. Shapiro said that was a great presentation. She asked how many signs were they were talking about.

Ms. Okuma said they had no budget for signs now. They would bring them back.

Ms. Shapiro asked if the coyote fence would have irregular tops.

Ms. Okuma said they showed a slight variation.

Ms. Shapiro asked if there was any way they could request beige porta potties.

Ms. Okuma believed only the handicapped had to be blue.

Ms. Rios asked if there would be bike trails throughout all of the areas.

Ms. Okuma said they were asked to review two previous master plans. On the west residential side there was adequate width but on the east side there were trees that sat in the way. It was not practical to put in a trail there.

Ms. Rios asked if the bike trails and sidewalks were the same thing.

Ms. Okuma agreed.

Ms. Rios thought concrete in dirt color was good.

Ms. Rios said she would like them to investigate other sign designs. She didn't like any of those.

She also asked if the concrete tables could be kept.

Ms. Okuma explained they wouldn't be replaced until they fell apart.

Ms. Okuma explained also that the narrowest part of the pathway was from Delgado to Palace. There were conflicting directions to them. The small part was where they would go into the roadway.

Ms. Walker asked for clarification on the coyote fence.

Ms. Okuma said they were to screen porta potties. She clarified that the porta potty areas were on city property. She thought it was connected to city's relationship with day laborers.

Mr. Drypolcher didn't know about how long the porta potties had been there.

Ms. Walker said the ordinance specified they could only be there one year.

Chair Woods said the Board didn't have jurisdiction but the City must follow its own code.

Dr. Kantner asked Mr. Rasch if an 8' coyote fence was a problem.

Mr. Rasch said the underlying zoning on commercial properties allowed an 8 foot height.

Dr. Kantner asked if page 23 and 25 reflected a five foot sidewalk. Ms. Okuma agreed.

Dr. Kantner asked if the picnic tables in the rural area would use metal.

Ms. Okuma said they would have concrete tables and benches. She said they were not able to date them and neither could a specialist from the State. She did know they were very old and they didn't plan to do much there.

Chair Woods summarized the issues discussed.

**Ms. Mather moved to approve Case #H10-012 for concrete paving and borders, brick be blend of three, stone walls be 18" high and recommended that the river rails be brought back to the Board and that benches be in the style as described; that the picnic tables in residential areas be concrete and in urban areas be metal; that signage come back to the Board and requested that temporary structures porta potties comply with the City's ordinances (as temporary) and the City consider replacing them with permanent structures; that the ramada be approved with steel and with the bird mitigation with blue ceiling and in Section 4 the bike rack be approved; that the side walk be five feet wide wherever possible to avoid bump outs and the material be concrete instead of brick and no additional signs be approved.**

**Ms. Rios seconded the motion with the additional condition that existing concrete tables remain. Ms. Mather agreed and the motion passed by unanimous voice vote.**

## **I. NEW BUSINESS**

1. **Case #H-10-037.** 1147 E. Alameda (1141 E. Alameda Lot 3). Downtown & Eastside Historic District. Liaison Planning Services, Parks Company of NM, proposes to amend a previous approval to construct a 3,430 sq. ft. residence and detached studio with the addition of a stuccoed wall to screen a publicly visible rooftop mechanical unit at less than the maximum allowable height of 15'4". (David Rasch)

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

## **BACKGROUND & SUMMARY:**

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. 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. The Board should specifically discuss the historic features in the park such as the CCC benches. These items are not in good condition and may be considered as secondary structures. Is maintenance and preservation, replacement in-kind, or replacement with a different Park-unified design in order?

In addition to this proposal, there was 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 along New Mexico byways. The state has approved and funded this project. It appears that locations have been identified for these markers outside of the project area.

## **STAFF RECOMMENDATION:**

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

Present and sworn was Ms. Dolores Vigil who had nothing to add except to point out that Jay Parks sent a letter. She said they understood they must screen the rooftop. Once the leaves were out, these would not be as noticeable.

There were no speakers from the public regarding this case.

Ms. Rios asked how high the screening was.

Ms. Vigil said it was 4' 6" high. So the stucco wall would be 1'9" and the overall height would not exceed 15' 4".

Ms. Shapiro asked if the construction of the screen would actually make a wall. Ms. Vigil agreed and said it would be with rounded top and stucco to match the house.

**Ms. Rios moved to approve Case #H 10-037 with the condition that the screen have a framed stucco wall that emulated the existing stucco on the house. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-10-038.** 147 Gonzales Road #8. Downtown & Eastside Historic District. Kenneth Francis, agent for Nancy Mammel, proposes to construct yardwalls and fences to a maximum

allowable height of 6', install a wooden gate, a spa, and flagstone. (David Rasch)

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

**BACKGROUND & SUMMARY:**

147 Gonzales Road Unit 8 was constructed recently in the Territorial Revival style. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to remodel the property with the following five items.

1. A spa will be installed at the northwest side of the property. A 6' high coyote fence with 6' 4" high stuccoed pilasters will enclose the area along the north and west sides. The stucco will match the residence.
2. The existing south side yardwall will be raised in height from 3' 6" to 6' and finished to match existing stucco.
3. The existing north side pedestrian gate will be removed and replaced with a similar wooden gate that will be stained to match the vehicle door on the garage. A 6' high coyote fence will be constructed in this area.
4. The outdoor stair wall on the west side will be increased in height to match the height and stucco of existing adjacent walls.
5. Several areas of the yard will be finished with flagstone.

**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 sworn was Ms. Kris who had nothing to add to the staff report.

There were no speakers from the public regarding this case.

**Dr. Kantner moved to approve Case #H 10-038 as recommended by staff with uneven tops on the coyote fence. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

3. **Case #H-10-039.** 401 Old Santa Fe Trail. Downtown & Eastside Historic District. Cornerstones Community Partnership, agent for St. Michaels High School, propose to perform maintenance and repair which includes removing stucco and replacing the finish with mud, repairing adobe and wood, installing a drain, and replacing a concrete sidewalk with brick. (David Rasch)

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

**BACKGROUND & SUMMARY:**

401 Old Santa Fe Trail, known as San Miguel Church, was originally constructed circa 1610 with major restorations in 1710 and remodeling over subsequent, including the installation of a cementitious stucco finish. The building is listed as significant to the Downtown & Eastside Historic District.

The applicant proposes to perform maintenance and repair with the following three items.

1. An old stone drain along the south side of the property has failed. The drain will be replaced along the same path as the old drain which leads to the stormwater system at the street.

2. The cementitious stucco will be removed. Any necessary repairs to adobe, stone, or wood structures will be performed, along with replacement of stabilized adobes at the parapet with traditional adobes. Then the building will be finished with a mud plaster to reestablish a traditional appearance.

3. The concrete sidewalk under the south portal will be removed and replaced with brick to match existing conditions.

**STAFF RECOMMENDATION:**

Staff recommends approval of this application which 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. Jake Barrow who said as a part of the project they wanted to put some adobe corner section out front to use as a teaching tool and work on lime additives. It would be a temporary wall.

Chair Woods thought that was a great idea.

Mr. Barrow brought some packets on the project.

There were no speakers from the public regarding this case.

Ms. Mather noted on page 15 of the packet in the second from last paragraph that it talked about a portal shed roof on south portal. It looked stuck on there.

Mr. Barrow agreed it was a mess in that corner but they didn't intend to touch it. It was not well connected so they had to go inside to work on it. They would not change anything that was visible. That was not part of this project.

Ms. Mather favored taking the shed roof off.

Mr. Barrow said there had been recommendations on the windows on the east side but they couldn't do it now. He agreed it would be good in the long run.

Ms. Shapiro asked about having the brick match existing conditions.

Mr. Barrow said they would match the brick that was there. We had to take up some of it for the drain. If they found solid adobe there they would make a veneer adobe brick rather than taking out all of the historic adobe. It was a standard way to repair adobe. It was natural adobe.

Ms. Rios asked for clarification on page 16.

Mr. Barrow explained that on the north side of the church they had scaffolding to do the work. It either had to be back braced or attached to the wall. They chose three points to fix a permanent attachment in. It would be a three by three steel plate and would remain for the future.

Ms. Rios asked if it would be all mud plaster. Mr. Barrow agreed.

Ms. Rios thanked him for his care of this structure.

**Ms. Rios moved to approve Case #H 10-039 as recommended. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

## **J. MATTERS FROM THE BOARD**

1. **Case #H-08-144.** Downtown & Eastside. Recommendation regarding the existing action for the electrical box.

Chair Woods explained that this was a clarification that might need some discussion. The other committees had heard this. This was for the Board to reiterate what the motion should be and where the Board stood on this project. They were a recommending Board but this was quasi-judicial.

Ms. Walker said they already voted on this and the City agreed when they had the money to do it properly. She thought they should recommend the City do nothing until they had more money.

Present and sworn was Mr. John Dressman who read a statement from Marilyn Bane. When he started digging through ordinances it came down to that idea of what the Board just defined.

His hope was that they could eventually take it off the Plaza. Everyone had taken a cut in pay but would love for the City to give a promise that they would do it eventually and form a plan that they would do it eventually. The Board had the ability to get closer to the Council than he did. The electrical boxes were a terrible scar on the Plaza. The improvements that were made were not for the Plaza but for organizations that used the Plaza - not for the general public. They used the Plaza to make money. So it was hard for him

to hear them as improvements to the Plaza. A bandstand was an improvement of the Plaza.

Mr. Rasch said his supervisor took advice from the City Attorney so he spoke to his supervisor who believed the Board could take final action. The other thing Mr. O'Reilly said was that the Governing Body could call out a case.

**Ms. Walker moved to recommend to Council to not do anything with the electrical boxes on the Plaza until the City had the money to make them disappear. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

#### **K. ADJOURNMENT**

Having completed the agenda and with no further business to come before the Board the meeting was adjourned at 8:30 p.m.

Approved by:

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Sharon Woods, Chair

Submitted by:

  
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Carl Boaz, Stenographer