



Agenda

CITY CLERK'S OFFICE

DATE 1-19-11 TIME 9:05am

APPROVED BY Camille Vieg

RECEIVED BY Hydromug

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, January 25, 2011 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, January 25, 2011 – 5:30 PM

CITY COUNCIL CHAMBERS

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES January 11, 2011
- E. FINDING OF FACTS & CONCLUSIONS OF LAW

<u>Case #H-10-123</u>	200 Lincoln Avenue	<u>Case #H-10-122</u>	526 Calle Corvo
<u>Case #H-10-111</u>	607 Agua Fria #1	<u>Case #H-10-113</u>	349 Plaza Balentine
<u>Case #H-10-118</u>	1008 ½ Canyon Road	<u>Case #H-10-115</u>	1160 Camino Cruz Blanca
<u>Case #H-10-114</u>	416 San Antonio St.	<u>Case #H-10-117A</u>	62 Lincoln Avenue
<u>Case #H-10-116</u>	156 Lorenzo Road	<u>Case #H-10-117B</u>	62 Lincoln Avenue
<u>Case #H-10-120</u>	237 Rodriguez St.	<u>Case #H-10-119A</u>	57 Old Santa Fe Trail
<u>Case #H-10-121</u>	212 Anita Place	<u>Case #H-10-119B</u>	57 Old Santa Fe Trail

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ADMINISTRATIVE MATTERS
- I. OLD BUSINESS

1. Case #H-10-115. 1160 Camino Cruz Blanca/St. John's College. Historic Review District. David Perrigo, agent for St. John's College, owner, proposes to construct five buildings at 22,629 total sq. ft. at a maximum of 42'6" where the maximum allowable height is 16' and other site improvements. Two exceptions are requested to exceed the allowable height (Section 14-5.2(D)(9)) and to construct unsupported cantilevers (Section 14-5.2 (F)(2)(e)). (Heather Lamboy).
2. Case #H-09-069. 130 Camino Escondido . Downtown & Eastside Historic District. Jane Terry, owner/agent, proposes to install exterior insulation and restucco a contributing residence. (David Rasch).
3. Case #H-10-066. 1033 Old Pecos Trail. Downtown & Eastside Historic District. Harold Dixon, owner/agent, proposes to amend a previous approval to remodel a contributing residential building by increasing the height of the addition and adding 130 sq. ft. to an existing portal. (David Rasch).

J. NEW BUSINESS

1. Case #H-11-001. 624 E. Alameda #B2. Downtown & Eastside Historic District. Chris Sandoval, agent for Noma Blechman, owner, proposes to construct a roof deck over an existing footprint that is accessed from an existing second story on a non-contributing residential building. (David Rasch).
2. Case #H-11-002. 617 ½ A & B Acequia Madre. Downtown & Eastside Historic District. Scott Robey & James Develle, owners/ agents proposes to demolish an existing non-contributing structure. (David Rasch).
3. Case #H-11-003. 623 Garcia A & B. Downtown & Eastside Historic District. Dan Featheringill, agent for Lynn Johnson, owner, proposes to construct 718 sq. ft. garage and guesthouse to a height of 13' where the maximum allowable height is 14'8". (David Rasch).
4. Case #H-11-005. 125 Washington Avenue. Downtown & Eastside Historic District. Design 2 Function, agent for Union City Hotel LLC, owners, proposes to construct two additions at 141 sq. ft. and 127 sq. ft., construct a 265 sq. ft. deck, and to redesign a balustrade railing on a non-contributing commercial building. (David Rasch).

K. MATTERS FROM THE BOARD

L. 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 25, 2011 Historic Design Review Board Field Trip, please notify the Historic Preservation Division by 9:00 on Tuesday, January 25, 2011.



Agenda

CITY CLERK'S OFFICE

DATE 1-14-11 TIME 8:45 AM
 PREPARED BY Camille Vigne
 APPROVED BY [Signature]

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, January 25, 2011 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD HEARING

TUESDAY, January 25, 2011 – 5:30 PM

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3. Case #H-11-003. 623 Garcia A & B. Downtown & Eastside Historic District. Dan Featheringill, agent for Lynn Johnson, owner, proposes to construct 718 sq. ft. garage and guesthouse to a height of 13' where the maximum allowable height is 14'8". (David Rasch).
4. Case #H-11-004. 1200 Old Pecos Trail. Downtown & Eastside Historic District. Peter Dwyer, agent for St. John's Methodist Church, owners, proposes to install screened cellular antenna as an extension on an existing chimney on an ecclesiastical structure and to construct a free-standing 500 sq. ft. stuccoed mechanical enclosure up to 8' high. A waiver to the maximum allowable height of 16'4" is requested to construct the antenna screen up to 53' high utilizing the standards in the telecommunications ordinance (Section 14-6.2(E)(6)(ix) and (10)). (David Rasch).
5. Case #H-11-005. 125 Washington Avenue. Downtown & Eastside Historic District. Design 2 Function, agent for Union City Hotel LLC, owners, proposes to construct two additions at 141 sq. ft. and 127 sq. ft., construct a 265 sq. ft. deck, and to redesign a balustrade railing on a non-contributing commercial building. (David Rasch).

K. MATTERS FROM THE BOARD

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January 25, 2011

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MINUTES OF THE
CITY OF SANTA FÉ
HISTORIC DESIGN REVIEW BOARD

January 25, 2011

A. CALL TO ORDER

A regular meeting of the City of Santa Fé 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 Avenue, Santa Fé, 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. Deborah Shapiro
Ms. Karen Walker

MEMBERS ABSENT:

Ms. Christine Mather

OTHERS PRESENT:

Mr. David Rasch, Historic Planner Supervisor
Ms. Kelley Brennan, Asst. City Attorney
Ms. Heather Lamboy,
Mr. Carl Boaz, Stenographer

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

C. APPROVAL OF AGENDA

Mr. Rasch said under Findings of Fact that Case #H-10-115 should not be listed there for obvious reasons.

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

D. APPROVAL OF MINUTES

January 11, 2011

Ms. Walker requested the following changes to the minutes:

On page 10 it should say "Ms. Walker noted there was no streetscape but it contributed to the district. She was concerned also that if the Board kept taking things off the inventory of contributing structures that Santa Fé could lose its status."

On page 12, Mr. Schreiber said it would be beige ~~bric~~ brei.

On page 21, it should say "Ms. Walker joshed ~~accused~~ Ms. Lamboy of being on the payroll..." Then it said "She said staff ~~shouldn't~~ could say they met all the criteria but not approve the project as a whole because that was what the Board was supposed to do."

Ms. Rios asked for a change on page 10 in the fifth paragraph after Staff Recommendations should be changed to put a period after "character and the rest as a new sentence.

Chair Woods requested the following changes to the minutes:

On page 13 3rd line from bottom it should say "Chair Woods suggested putting urethane instead of batt insulation."

On page 14, 2nd line should say "Chair Woods thought it already seems tall for that street so he could forget the clerestories ~~about~~ above the portal except for the south side."

On page 16, 8th line down, it should say "Chair Woods said the Board supported sustainability but it was required that ~~they~~ the collectors not be publicly visible so that would have to be a condition of the motion."

She also had a question on page 29 where wording was confusing.

Dr. Kantner asked for a change on page 21 at the top. "Mr. Rasch said ~~it was an added~~ that brick coping was brought in to preserve the mud plaster."

Ms. Rios moved to approve the minutes of January 11, 2011 as amended. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACTS AND CONCLUSIONS OF LAW

<u>Case #H-10-123</u>	200 Lincoln Avenue	<u>Case #H-10-122</u>	526 Calle Corvo
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Mr. Rasch requested a change in Case #H-10-121 in the description of the project - at the end of that paragraph on the first page, the words beginning with 188 square feet to the end was a remnant from another case so it should be stricken.

Ms. Walker moved to approve the Findings of Fact and Conclusions of Law as presented with Case #H-10-121 as amended. Mr. Featheringill seconded the motion and it passed by unanimous voice vote.

F. COMMUNICATIONS

There were no communications.

G. BUSINESS FROM THE FLOOR

There was no business from the floor.

H. ADMINISTRATIVE MATTERS

Chair Woods announced to the public that anyone who wished to protest a decision of the HDRB V had 30 days after approval of Findings of Fact to file the protest for the Council.

I. OLD BUSINESS

1. Case #H-10-115. 1160 Camino Cruz Blanca/St. John's College. Historic Review District. David Perrigo, agent for St. John's College, owner, proposes to construct five buildings at 22,629 total sq. ft. at a maximum of 42' 6" where the maximum allowable height is 16' and other site improvements.

Two exceptions are requested: to exceed the allowable height (Section 14-5.2 (D) (9)) and to construct unsupported cantilevers (Section 14-5.2 (F) (2) (e)). (Heather Lamboy).

Ms. Lamboy presented the staff report for this case.

She said because of the discussion last time about visibility, she had some photos to answer questions. They were keyed to the map on the front and some were the aerial zoomed in. She passed around the pictures. The staff also visited the site today to get a perspective.

Here staff recommendation had not changed but was updated with citations from the code. She also addressed the requirements of the Historic Review District and addressed the requested waiver for heights as follows:

BACKGROUND & SUMMARY:

The applicant is requesting approval for the construction of a 22,629 square foot Residential Center on the western portion of the campus. The intent for constructing the dorm facility is to relieve overcrowding at the existing dorms on campus and to provide for more on-campus housing. The College is striving to get 80% of the student population to live on campus to enhance the overall educational experience. The total student population will not change as a result of this request; many of the rooms that are currently occupied by two students will become single-occupancy rooms. In addition to the dorm rooms, there will be common areas, a faculty supervisor residence, and seminar classrooms. A portion of the existing "Lowers" dormitory will be remodeled to provide pedestrian connection to the new residential center and an existing storage area will be remodeled to a laundry room. The proposed buildings will be located to the west of the existing Peterson Student Center on the campus.

St. John's College was initially developed on its current site in the early 1963-64 on land donated by architect John Gaw Meem. Its first master plan was approved in 1962, and changes have been made to the Master Plan over the years as the campus has grown. The campus is designed in a Territorial Revival Style, and, as illustrated by the attached elevation, architectural details are a modern interpretation of the Territorial Revival Style.

The site is located within the Historic Review District. The standards address overall compatibility with Santa Fe architecture. Buildings must be designed to have a "wall dominated" massing, and all modern mechanical equipment must be concealed from view through parapet walls and other screening techniques. Additionally, buildings are not to have unsupported cantilevered elements. Buildings greater than 20,000 square feet (such as the subject building) shall be broken up into smaller building blocks.

The applicant has addressed all of the Historic Review District requirements with the exception of cantilevered balconies. The height that is permitted in this portion of the Historic Review District is 16 feet (the default height due to the lack of applicable structures within the subject streetscape), and the building, from existing grade to the top of the parapet is 40 feet. The existing grade, however, will be modified to accommodate the building and the finished grade height will be approximately 6 feet lower than the maximum height of 40 feet. The applicant

has designed a series of moss-rock retaining walls and a low wall at the base of the building to reduce the overall appearance of the height. Furthermore, the applicant has provided a diagram illustrating the visibility of the building, its relationship to the existing lowers dormitory, and the distances to the closest roadway and adjacent off-campus buildings.

Other site work includes the construction of a trash enclosure and parking area, retaining walls, and the creation of a courtyard and gathering space between the existing "Lowers" and the proposed Residential Center. Due to the change in grade, the courtyard will have stepped walls and pedestrian bridges will access the second level of the proposed Residential Center. A section has been provided to illustrate the overall height of the pedestrian bridges and the relationship of the proposed buildings with the courtyard and gathering space. Architectural details have been provided in this packet.

EXCEPTION REQUESTS

Exception Criteria – Height

1. Exception for Height

i) Do not damage the character of the streetscape;

Applicant Response:

The existing St. John's College streetscape varies in height from 22 to 48 feet to finish grade along the existing western "Lowers" road. Existing buildings step down the slopes in simple, rectangular massing. The new facilities match this pattern, ranging in height from the resident apartment at 21 feet, to Dorm A at 41 feet to existing grade. Finish grade is 35 feet or less with the addition of stone terracing and earth fill.

Staff Response:

The applicant has provided a detailed analysis on how the proposed building will impact the character of the campus and the relationships with the existing buildings on the site. Due to the large distance to the closest public street, the overall appearance of height will be mitigated through both architectural detailing as well as existing mature trees along the Arroyo Chamiso.

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

Applicant Response:

The location of the Residential Center was chosen to balance the west population density on campus with the eastern residential facilities. This balance strengthens the central academic core of the campus.

The extra heights are needed to allow for handicap accessibility while maintaining emergency vehicle access turnaround clearances. This necessitates positioning Dorm A 100 feet down the existing slope. Since the site drops 20-30 feet across the slope of the facility, simple, direct wheelchair access to the upper floor begins 23 feet out of the existing grade. The upper parapet of the central common room is 18 feet above this accessible level. This results in a 41 foot maximum height.

Staff Response:

The Residential Center location was chosen on the basis of the least impact on the landscape. Portions of St. John's College are located in the Escarpment District and the campus faces many challenges with mountainous and difficult terrain. In order to meet all code standards, especially with reference to life safety and the Americans with Disabilities Act, the applicant has to position the buildings in a certain manner; however, as illustrated by the photosimulation, the proposed building will be lower than the existing "Lowers" dormitory as viewed from the street.

iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to insure that residents can continue to reside within the Historic Districts;

Applicant Response:

St. John's College's pattern of simple massing stepping down the slopes of the foothills of Monte Sol in continued in this project. Providing for a new expression of that existing character not only strengthens the College's physical form, but also provides for additional students to reside on campus. A healthy, vibrant campus strengthens the neighborhood and the city.

Staff Response:

This exception will permit St. John's College to continue to improve the program and provide on-campus residential facilities for its students. Additionally, the dormitories are used in the summer for conferences held on the site. St. John's College is an asset not only to the Historic District but also to the Santa Fe community as a whole.

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;

Applicant Response:

St. John's College is unique in its location, use and forms. As an urban institutional educational facility, it provides its own singular campus style, massing and scale. The mountain slopes dictate the forms and the massing. The Escarpment Overlay Foothills and Ridge top District restrictions limit buildable sites on campus. The R-I/PUD development restrictions further limit available building sites on campus.

This project site offers adjacencies with existing residential uses and fits within the approved campus Master Plan approved by the City. The existing slopes dictate tall buildings to accommodate wheelchair access, emergency vehicle access, and minimize land disturbance by utilizing two story construction.

Staff Response:

As stated by the applicant, the site has many challenges associated with the topography. Careful development of the site will help to mitigate any impacts to the terrain. The campus is challenged by the site on which it is located, and constrained by City of Santa Fe ordinances relating to construction in the Escarpment Overlay

district. The design proposed by the applicant addresses concerns regarding impacts on the terrain and impact on the overall character of the streetscape and the Historic Review District.

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

Applicant Response:

The additional heights required are due to the existing slopes, limited building locations, required accessibility, emergency vehicle access, and continuation of existing campus streetscape patterns.

Staff Response:

The proposal is not the result of the actions of the applicant. Furthermore, the applicant has done a substantial amount of analysis on how to provide a dormitory facility with the least amount of impact on the terrain and the character of the historic district and streetscape.

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

Applicant Response:

The new Residential Center continues the general harmony of style, form, color, height, proportion, texture, and material between existing campus buildings and the new facilities. This is in keeping with the intent of the ordinance.

Staff Response:

The Residential Center has been designed respecting the overall intent of the Historic Districts standards as well achieving harmony with the unique character of that portion of the Historic Review District.

Exception Criteria – Cantilevered Balconies

i) Do not damage the character of the streetscape;

Applicant Response:

The campus facilities have over twenty existing examples of covered and uncovered unsupported cantilevered balconies. They are used extensively in residential areas, to counterpoint the massive forms of the facilities, and provide a physical relief to the interior spaces. The new facilities use cantilevered balconies in the same pattern as the existing.

Staff Response:

As the applicant states above and illustrates in the attached architectural detail page, cantilevered balconies are common to the St. John's College architectural vocabulary. Additionally, the cantilevering of the balconies will not be discernable from neighboring properties.

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

Applicant Response:

To deny use of cantilevered balconies would deny new residents an amenity available to all existing residential students.

Staff Response:

The applicant is attempting to achieve architectural consistency across the St. John's College campus. To introduce a change in the architecture on a building that will be internal to the campus (it is located approximately 730 feet from Camino Cruz Blanca) will cause a divergence from the overall character of the campus.

iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to insure that residents can continue to reside within the Historic Districts;

Applicant Response:

Cantilevered balconies continue the existing campus streetscape patterns. This reinforces the visual character of the campus. The balconies provide a necessary residential amenity for the students and extended this availability to the new students on campus.

Staff Response:

The cantilevered balconies do not insure that residents can continue to reside in the Historic District; however, by keeping this design element it will ensure that the new construction will be consistent with the campus's overall architectural theme. Mature landscaping and long distances to the public street will mitigate any visual impact these balconies may have.

Ms. Lamboy read the staff recommendation as follows:

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the proposed Residential Center at St. John's College on the basis that it is compliant with the General Provisions of the Historic Districts Ordinance (Section 14-5.2(D) SFCC 2001) and with the design standards for the Historic Review District (Section 14-5.2(F) SFCC 2001).

Other sections concerning height and design were included.

Ms. Rios asked if she could describe the terrain and what trees were proposed to be taken out.

Ms. Lamboy noted this was not in the escarpment overlay and the terrain greatly varied. The College studied the site and determined this location would have the least impact for a number of reasons. On the northern side of proposed buildings they wanted to keep the compact form.

Regarding trees to be removed, they were mostly piñon trees and they would do an aggressive replanting.

Chair Woods noted that in the staff report it said the application talked about the 2 feet. She understood they were bringing up the grade and asked what the maximum amount would be.

Ms. Lamboy said the general standards in Chapter 14 used the finished grade but for the purpose of the historic ordinance it had to be measured from the original grade. This project would be 39' from finished grade. The maximum from existing grade would be 42' and from the proposed finished grade would be 38' 4".

Present and sworn was Mr. David Perrigo who introduced Mr. Peter Brill, architect on their team, and Mr. Mike Peters representing St. John's College.

Mr. Mike Peters, 1040 San Acacio, was sworn. He said it was an exciting time for them. They had worked on it for a long time. We were a residential campus and this would allow us to house most on campus. We've worked hard to design buildings that fit in with the rest of the campus. We've raised all the money from private sources and would like it ready for students this fall.

Chair Woods asked if they would begin where they left off last time.

Mr. Perrigo said they could do that. They developed added information for the Board and portrayed it in its total impact. He clarified that there were no changes to the proposal.

Ms. Rios thought it would be good to show the overall project.

Ms. Lamboy corrected her earlier statement to say that the height from finished grade would be 34' 10". The tower feature was the higher number.

Chair Woods pointed out that in the packet it showed the Historic Review District boundaries and asked if that meant some was in it and some not in.

Ms. Lamboy said what she showed was a radius around the buildings because it didn't have a specific streetscape so the procedure called for using a radius in that circumstance.

Mr. Perrigo showed the portion of the campus where they were on the site visit, including the parking lot and where they stood reviewing the site. He explained they tried to balance the housing on the campus. The only part available was where they proposed to put it. They would get rid of the existing road to limit vehicle traffic. It dropped 20-30 feet there. They looked at various options and accessibility on site and for ADA it was almost 300' to get from one level to the other. To get it to work they had to set the buildings back approximately 20' from grade and that pushed Dorm A and Dorm B back.

What they proposed was typical of the architecture there. It was approximately 31' to finished grade levels and the Planning Commission gave them 35' maximum in height. So from finished grade to highest level was 35'. On the northernmost part they were bringing up finished grade to meet the 35'. It would be difficult to lower the buildings.

Chair Woods thought the Board understood that from last time and asked if there was any new information.

Mr. Perrigo said he had new views to show. He showed several views of the proposed project with and

without vegetation shown. He compared them with images of existing buildings on campus. He pointed out the heights of the facades that were 32 to 40'. He also showed the view from the interior courtyard with entrance into commons. From that vantage they were two story structures but the ground dropped off.

Ms. Rios asked how they would build up the grade.

Mr. Perrigo said because of structural requirements they were taking it down two feet and taking out the woodcutter's road but leaving the dense healthy piñones. He showed them on the site view. The building would be in the sparse tree band that didn't get enough water. Then they would use stone walls of 5' or less to bring up the grade. Then they would get landscaped.

He pointed out where the ponding would occur. They made it as compact as possible and disturbing the area as little as possible using the existing pattern of the buildings. It would produce a terracing effect.

Chair Woods opened it up for public comment and announced a 5 minute break for the public to view the displays.

PUBLIC COMMENT

Present and sworn was Mr. Wayne Lloyd, 501 Halona who said he knew a fair amount about St. John's College having done four projects there. This was classic Territorial architecture and the project would fit with what was there - very well done.

There were no other speakers from the public concerning this project.

Ms. Rios asked for a description of the public visibility of the entire project.

Mr. Perrigo talked about the public visibility using several views from different vantage points. He believed the public visibility to be minimal. He reiterated that they tried to mimic the fabric of the campus. The campus had developed a series of standards for architects to abide by and he had to abide by that architecture standard. They went through the design standards - guidelines - and met each one of them - natural stone, etc. the proportions of the windows were 25x21.

Mr. Perrigo showed the steel work designs with the Board. He explained that they went to steel because they had problems with wood and concrete.

Mr. Featheringill asked if the steel was tube steel or something else.

Mr. Perrigo said all the balcony railings were tube steel with flat edge and with plates at top and bottom. Depending on locations, the steel columns were different sizes.

Mr. Featheringill asked about the sizes of the trees to be planted.

Mr. Perrigo noted that St. John's was on the edge of Ponderosa which was more signature for the campus

and some would counteract the height of the project. The trees Mr. Lloyd put in with the 1992 project were 20' tall. On the courtyard were deciduous trees on the north side. About 100 trees were coming out and 85 were 8' piñones that were stunted because of lack of water.

We were planting 56 evergreens on outside of projects with half being ponderosa.

Ms. Walker asked if they had put a nice landscaping slush fund into the budget in case not all of them lived.

Mr. Perrigo said they would rather buy trees as they would get more for the buck. They didn't per se have a fund for it but had a cistern to counteract any drought conditions.

Ms. Rios noted that there were existing buildings that had casements with mullions and this project proposed double hung windows.

Mr. Perrigo agreed. The large window sizes with casements would have breaks in hinges from the wind so staff suggested double hung and not have a swinging sash.

Ms. Rios asked him to describe the inset.

Mr. Perrigo said they would be placing windows at the inside of 8" block so at least a 6-7" would be the reveal and the concrete sill would extend 2 inches. It was commercial grade and the "store front" was 2x6 brushed aluminum frame.

Ms. Rios commented that it was a huge project so the Board was concerned with impact. The site they chose helped mitigate the project. She thought it was pretty well done. Some of the sides went straight up but the depth of the windows would mitigate those facades going straight up.

Mr. Perrigo noted that in addition to raising the grade, those trees would buffer the first 18' and block that portion. So what they would see was about 24' of building above the trees. That was part of the program.

They talked about going to one-story but found it took up too much area. If they pushed them back more it would create a maintenance problem with most roofs on the north side so we tried to put them on the south side. They inserted the tall elements in the middle because they needed a higher ceiling.

Ms. Rios asked about stucco color.

Mr. Perrigo showed the sample and explained it was a custom color done by El Rey to match existing. They called the new color "St. John's Brown."

Mr. Featheringill also believed they did a good job with a difficult site. He asked if they considered using white on the mill finish for windows on the storefront to match the railings.

Mr. Perrigo explained that the bulk on existing buildings had no finishes.

Dr. Kantner asked if the sills were white.

Mr. Perrigo explained that they were white concrete and would yellow over time.

Ms. Rios recalled from last time that they indicated there would be no rooftop appurtenances.

Mr. Perrigo agreed. If any were up there they would be screened. They would have PV collectors on some of the dorms but they would not be seen.

Ms. Rios asked if the pediments were different.

Mr. Perrigo said the deep set ones were cast concrete and on some they were framed. The big deep windows were set back 2.5 feet so they were not only framed but in the hole.

Ms. Walker moved to approve Case #H-10-115 with the exceptions being accepted. Ms. Rios seconded the motion and it passed by unanimous voice vote.

2. **Case #H-09-069.** 130 Camino Escondido. Downtown & Eastside Historic District. Jane Terry, owner/agent, proposes to install exterior insulation and restucco a contributing residence. (David Rasch)

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

BACKGROUND & SUMMARY:

130 Camino Escondido is a single-family residence with attached garage that was constructed in the 1930s in the Spanish-Pueblo Revival style. There are minor alterations to the building, including alteration of the garage and the construction of a non-historic rear porch which was removed without permission. The building is listed as contributing to the Downtown & Eastside. The following elevations are considered as primary: 1, 2, 3, 4, 5, 13, and 14.

On October 27, 2009, the HDRB granted approval to remodel the property with the conditions that a report be submitted that assess the reparability of historic windows, that the rear portal addition is approved, and that detailed drawings regarding insulation, stucco depth, and opening reveals be submitted along with any exterior lighting and rooftop appurtenances.

Now, the applicant proposes to amend the project with the following two items.

1. Exterior rigid foam insulation would be installed on all elevations at a depth of 2". The radius on the window and door openings will match existing conditions and only the inset depth will change.
2. The building will be restuccoed with elastomeric Western One Kote in a similar color and texture as existing conditions. The previous approval was to match the existing stucco and it was assumed that

cement stucco is present on the building.

STAFF RECOMMENDATION:

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

He commented that at the site visit he did a chip to determine original stucco. It appeared to be cementitious but had a paint film on top. He said he wouldn't recommend elastomeric on adobe but the code wasn't clear on the issue.

Present and sworn was Ms. Jane Terry, 131 Camino Escondido. She passed out some further details to the Board [exhibit]

When she researched this in order to keep within the character we could go with 2" insulation board and then work on reveal of the windows. They would use El Rey cementitious stucco to match existing color and texture.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H 09-069 per staff recommendations and that the same texture would be maintained with El Rey cementitious stucco. Ms. Walker seconded the motion and it passed by unanimous voice vote.

3. **Case #H-10-066.** 1033 Old Pecos Trail. Downtown & Eastside Historic District. Harold Dixon, owner/agent, proposes to amend a previous approval to remodel a contributing residential building by increasing the height of the addition and adding 130 sq. ft. to an existing portal. (David Rasch)

BACKGROUND & SUMMARY:

1033 Old Pecos Trail is a 2,567 square foot single-family residence that was constructed before 1952 in a simplified Modernist style. The building is listed as contributing to the Downtown & Eastside Historic District and the west elevation is considered as primary.

The current building permit, historic interim inspection found several items which were not compliant to the approval or to the building permit. So, the applicant proposes to amend the project with the following three items.

1. The existing 186 square foot rear portal was expanded in an "L"-shaped floor plan with 128 additional square feet. This footprint increase is in compliance with the 50% footprint rule (Section 14-5.2(D)(2)(d)) with approximately 10 square feet remaining in the allowance for additional footprint.

2. The previously approved 1,146 square foot addition and attached garage was to be 9' 11" high at less

than the adjacent parapet height. Instead, the applicant constructed the addition to match the adjacent height at 10' 1".

3. A 4-light window was added to the rear elevation in the bathroom.

STAFF RECOMMENDATION:

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

Ms. Rios confirmed that the applicant had already built this.

Dr. Kantner asked if the new window in the bathroom complied with the 3' rule. Mr. Rasch agreed.

Present and sworn was Mr. Harold Dixon who said he would answer questions.

There were no speakers from the public regarding this case.

Ms. Shapiro moved to approve Case #H 10-066 per staff recommendations. Ms. Rios seconded the motion and it passed by unanimous voice vote.

J. NEW BUSINESS

1. **Case #H-11-001.** 624 E. Alameda #B2. Downtown & Eastside Historic District. Chris Sandoval, agent for Noma Blechman, owner, proposes to construct a roof deck over an existing footprint that is accessed from an existing second story on a non-contributing residential building. (David Rasch)

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

BACKGROUND & SUMMARY:

624 East Alameda Street, Unit B-2 is a single-family residence, located in a multi-family residential compound, which was constructed at an unknown date in the late 20th century in the Spanish-Pueblo Revival style.

The applicant proposes to construct a roof deck on the north elevation that will be accessed from an existing second story. The deck will be surfaced with TimberTech wood alternative in the color "Redwood". Paired non-compliant single-light casement windows will be removed and replaced with Anderson divided-light French doors. A 3' deep eyebrow constructed with latillas and corbel supports will be installed over the doors. The parapet will be increased in height to comply with the railing regulations. The new rail will have two additional stuccoed pilasters on the north side and wooden spindles that match existing rails in the compound in a non-ornamented vertical design.

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 Mr. Mike Chapman who had nothing to add to the staff report.

Ms. Rios asked him if the eyebrow was three feet deep.

Mr. Chapman agreed and said it was to protect the doors.

Mr. Richard Enrietta was sworn and explained that it was just a drip cap there - a latilla roof with a drip cap and a beam supporting it.

Mr. Chapman said it was just a straight out box with an eyebrow.

There were no speakers from the public regarding this case.

Ms. Rios moved to approve Case #H-11-001 per staff recommendations. Ms. Shapiro seconded with a friendly amendment that it was without flair and was as Mr. Chapman described. The motion passed by unanimous voice vote.

2. **Case #H-11-002.** 617½ A & B acequia Madre. Downtown & Eastside Historic District. Scott Robey and James Deville, owners/agents propose to demolish an existing non-contributing structure. (David Rasch)

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

BACKGROUND & SUMMARY:

617 ½ A & B Acequia Madre is a duplex that was originally constructed before 1940 as a two-car garage for the residence at 617. The building is listed as non-contributing to the Downtown & Eastside Historic District.

The applicant proposes to demolish the structure as a means to more easily perform site work on the property.

Following are the demolition standards:

In determining whether a request for demolition in an historic district should be approved or denied, the Board shall consider the following:

- (a) Whether the structure is of historical importance;
- (b) Whether the structure for which demolition is requested is an essential part of a unique street section or

block front and whether this street section or block front will be reestablished by a proposed structure; and

(c) The state of repair and structural stability of the structure under consideration.

The building is not of historic importance; it is not an essential part of the streetscape; the streetscape will be reestablished at a later date with a proposal to construct a residential structure; and the Building Official has determined that the structure appears to be sound, but it has several code violations.

STAFF RECOMMENDATION:

Staff recommends approval of this application which complies with Section 14-3.14 Demolition of Historic Structures.

Present and sworn was Mr. Scott Robey who had nothing to add to the staff report.

There were no speakers from the public regarding this case.

Ms. Walker moved to approve Case #H-11-002 for demolition having met the required standards. Ms. Rios seconded the motion and it passed by unanimous voice vote.

Mr. Featheringill recused himself from the next case and left the bench.

3. **Case #H-11-003.** 623 Garcia A & B. Downtown & Eastside Historic District. Dan Featheringill, agent for Lynn Johnson, owner, proposes to construct 718 sq. ft. garage and guesthouse to a height of 13' where the maximum allowable height is 14' 8". (David Rasch)

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

BACKGROUND & SUMMARY:

623 Garcia Street A&B is a single-family residence that was constructed in the Spanish-Pueblo Revival style in 1930. The building is listed as contributing to the Downtown & Eastside Historic District and the south and east elevations are considered to be primary.

The applicant proposes to construct a free-standing 718 square foot one-car garage and guesthouse at the southeast corner of the lot. The building will be 13' high where the maximum allowable height is 14' 8".

The garage/guesthouse is designed in the Spanish-Pueblo Revival style with stepped massing, parapet walls, and exposed woodwork on the portal with a viga post, carved corbels, and header beam.

A basement is proposed below the guesthouse portion and a stairway down is concealed with a stuccoed yardwall on the non-visible west elevation.

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 Mr. Bill Rochelle who had nothing to add.

Ms. Rios asked if the construction was frame construction. Mr. Rochelle agreed.

Ms. Rios noted on the elevation drawing the space on the west elevation from parapet to window. She asked what that distance was. She wondered if it was just the drawing or if it was out of proportion there.

Mr. Rochelle was not able to state the exact distance but agreed it should be in proportion to the existing windows.

Mr. Rasch said it was slightly less than 6½'. There was a gas line across the façade and less than 3' to the gas line which was likely the ceiling level. So it was pretty tall.

Chair Woods noted it was also visible on the north elevation. There might be a reason but it was not known.

Ms. Shapiro thought there might be ceiling joists and two coat roofing there.

Mr. Rochelle said the parapet itself was not more than 18" s he was not sure why it appeared that way. They did step up the parapet to be in keeping with the existing residence.

Ms. Brennan clarified that Mr. Rochelle could consult with Mr. Featheringill.

Ms. Walker moved to table Case #H 11-003 temporarily. Dr. Kantner seconded the motion and it passed by unanimous voice vote. Mr. Featheringill was not present for the vote.

4. **Case #H-11-005.** 125 Washington Avenue. Downtown & Eastside Historic District. Design 2 Function, agent for Union City Hotel, LLC., owners, proposes to construct two additions at 141 sq. Ft. And 127 sq. ft., construct a 265 sq. ft. deck, and to redesign a balustrade railing on a non-contributing commercial building. (David Rasch).

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

BACKGROUND & SUMMARY:

125 Washington Avenue, known as the Hotel Plaza Real, was constructed at an unknown date in the late 20th century in the Territorial Revival style. The three-story commercial building is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. A 141 square foot two-story addition will be constructed on the street-facing northwest elevation where an enclosed portal exists now. The addition will be two-stories in height at approximately 26' and the finishes will match existing conditions including the brick parapet coping.

2. A 127 square foot two-story addition will be constructed on the north elevation that will fill in two bays of portals with finish details that will match the existing conditions.

3. A 265 square foot balcony will be constructed at the second floor of the west elevation over the main entry canopy. The balcony will feature a white-painted wooden balustrade.

4. Existing doors, sidelights, and wall at the second floor dining area above the bar entrance will be removed and replaced with 4 divided-light pocket doors.

5. A first-floor entry stair will be constructed on the west elevation in front of the existing bar entrance at an existing balcony. The wooden balustrade will match existing conditions.

6. The sidewalk level wooden railing will be removed and replaced with a more decorative railing that has Peñasco-style cutout slats.

7. The four existing wall sconces will be removed and replaced with rectilinear black iron sconces that will be fitted with seeded glass.

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.

Mr. Featheringill returned to the bench.

Present and sworn was Neil Perkle who had nothing to add to the staff report.

Ms. Walker asked if on the northwest corner there was an elevator.

Mr. Perkle said it was a stairway. And the windows allowed one to actually look out while going upstairs.

Ms. Walker said it was a blank façade until the second floor.

Mr. Perkle said they intended to keep the windows at the second floor level.

Mr. Lloyd added that there was a hedge there that hid that part of the façade. They could consider higher landscaping there like a latticework but not putting in a vertical window there

Chair Woods thought there were some neat things that were being eliminated to do this addition. Even if it wasn't a window, something that could be added on the first floor there would help.

Mr. Lloyd suggested they could recess two or three inches and have a panel using same wood trim in a Peñasco latticework like the Presbyterian Church.

Chair Woods asked that it be done on both sides.

Mr. Lloyd agreed and said they would bring that back to the Board or to Mr. Rasch to review and approve. He noted that Meem did that grill work on the Presbyterian Church initially.

Mr. Rasch asked if the surface treatment behind the grill would be stucco.

Mr. Lloyd said it would to not call attention to it.

PUBLIC COMMENT

Present and sworn was Mr. Tim Maxwell, 16 Overlook, who said he was a little concerned with creeping second stories downtown but actually was not opposed to this project. He did worry about the big blank wall there. It was a big imposing line of sight and with a blank wall would make it worse. He also felt the sign should be with pedestrian scale.

There were no other speakers from the public and the public hearing was closed.

Chair Woods asked if it was possible to set back the second stories.

Mr. Lloyd said it was not in the same plane now.

Chair Woods clarified that she meant vertically.

Mr. Lloyd said they could do that on the west but not on the north wall.

Mr. Featheringill asked if both of them were stairwells.

Mr. Perkle said the other side was storage - enclosing the portal.

Mr. Rasch said with a setback they would have to be cautious to maintain the 3 foot rule.

Mr. Lloyd thought they might be able to do what he suggested but, as Mr. Rasch pointed out, it might be less than 3 feet and could only get one window.

Dr. Kantner asked if the Board would want brick coping on it.

Chair Woods said not necessarily.

Mr. Perkle pointed out on the 3rd floor west elevation there was an existing wood band and they could add that detail to divide the stairwell. It only happened on that place.

Chair Woods asked if they would then cope the first floor.

Mr. Lloyd said they probably would and that would do more than the band.

Mr. Lloyd showed his drawing of the Peñasco grill and said they would set back the second floor on the west elevation by two feet.

Ms. Shapiro noted on the north elevation the existing second story windows had pediments. She asked if they would put pediments over the windows on the two new sections.

Mr. Perkle said they were trying to match the detail that was there.

Mr. Lloyd clarified it was just the big windows on the second story.

Dr. Kantner moved to approve Case #H 11-005 as recommended by staff with the following conditions:

- 1. That on the northwest on both façades the second floor be setback or the first floor set forward;**
 - 2. That a Peñasco grill be added on first floor with approval by staff; and**
 - 3. A pediment be added to the second story windows.**
- Ms. Rios seconded the motion with friendly conditions**
- 4. The set back would be at least two feet and**
 - 5. That the new detail would have some subdued lighting.**

Chair Woods asked if the setback would be on both north and west elevation. Mr. Lloyd agreed.

The motion passed by unanimous voice vote.

- 3. Case #H-11-003.** 623 Garcia A & B. Downtown & Eastside Historic District. Dan Featheringill, agent for Lynn Johnson, owner, proposes to construct 718 sq. ft. garage and guesthouse to a height of 13' where the maximum allowable height is 14' 8". (David Rasch)

Mr. Featheringill left the bench again.

Ms. Rios moved to take Case #H 11-003 from the table. Ms. Walker seconded the motion and it passed by unanimous voice vote.

Mr. Rochelle said he spoke with Mr. Featheringill and the actual header height on the proposed windows was 7' and on the existing windows was 6' so they were a foot higher and the ceiling was higher. If needed, they could lower the parapet height on the west by a foot and it would be in line with the where the large

windows were.

Chair Woods asked if the parapet would be at that height all the way around. Mr. Rochelle agreed.

Mr. Rochelle noted an error in the drawing and they would like the storage under the garage part in the basement.

Mr. Rasch briefly explained it.

Ms. Walker moved to approve Case #H-11-003 on the condition that the parapet on the west end of the building be lowered one foot and allowing the storage area to be under the garage as well as the guesthouse. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

K. MATTERS FROM THE BOARD

There were no matters from the Board.

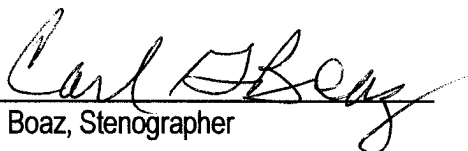
L. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 7:30 p.m.

Approved by:

Sharon Woods, Chair

Submitted by:


Carl Boaz, Stenographer