



Agenda

CITY CLERK'S OFFICE

DATE 10/11/07 TIME 3:40 pm

SERVED BY Cheryl

RECEIVED BY S. F. Cas

HISTORIC DESIGN REVIEW BOARD FIELD TRIP

TUESDAY, OCTOBER 23, 2007 – 12:00 NOON

HISTORIC PRESERVATION DIVISION, 2ND FLOOR CITY HALL

HISTORIC DESIGN REVIEW BOARD MEETING

TUESDAY, OCTOBER 23, 2007 – 6:00PM

A. CALL TO ORDER

B. ROLL CALL

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES

September 25, 2007

E. COMMUNICATIONS

F. BUSINESS FROM THE FLOOR

G. ADMINISTRATIVE MATTERS

1. Corner of Sandoval and Montezuma. Jory Smith, agent for County of Santa Fe, proposes to demolish 3 buildings (2 non-contributing and 1 contributing) and construct a 150,000 sq. ft. courthouse to a height of 50'-60' where the maximum allowable height is 21'9". (David Rasch)

I. OLD BUSINESS

1. Case #H-06-75. 755 Acequia Madre. Downtown & Eastside Historic District. Peg Denny and Ken Payson, agents/owners, propose to replace non-compliant windows, close an opening and construct a coyote fence to the maximum allowable height of 6' to a non-contributing property. (Marissa Barrett)
2. Case #H-07-38. 209 E. Santa Fe Avenue. Don Gaspar Area Historic District. Peter Wolf, agent for Thomas Parks, proposes to enclose approximately 414 sq. ft. non-contributing covered patio and to construct an approximately 483 sq. ft. addition to a height of 14' where the maximum allowable height is 16'8". (Marissa Barrett)

3. Case #H-07-98. 258 ½ A&B Staab + 221 A&B McKenzie. Downtown & Eastside Historic District. James Gay and Victoria Rogers, agents/owners, propose to construct approximately 340 sq. ft. of portals and construct window openings on a non-contributing building. (Marissa Barrett)
4. Case #H-07-115. 1677 Cerro Gordo. Downtown & Eastside Historic District. Mary Ray Cate, agent/owner proposes to construct a 107 sq. ft. addition to a non-contributing guesthouse and to install two skylights and two photovoltaic panels which will not be publicly visible. (David Rasch)

J. NEW BUSINESS

1. Case #H-07-122. 613 Old Santa Fe Trail. Downtown & Eastside Historic District. NM Association of Counties, agent/owner, proposes to replace a 32' wide x 4' high bi-leaf metal pipe vehicular gate and infill the remaining opening with 6.5' high coyote fencing and an arched wooden pedestrian gate and to reduce the height of a 64" high yardwall to 48" on a significant property. (David Rasch)
2. Case #H-07-123. 515 + 519 Cerrillos Road. Transition District. Martinez Architecture Studio, agent for Wiv Co., proposes to remodel a contributing building by restoring the front primary elevation and construct a 4,480 sq. ft. addition on the rear-non-primary elevation and remodel a non-contributing building by removing approximately 1,891 sq. ft. and constructing a 1,613 sq. ft. addition and constructing a 4,284 sq. ft. building to a height of 36' where the maximum allowable height is a 15', a height exception is requested (Section 14-5.2 D, 9). (David Rasch)
3. Case #H-07-124. 651 E. Palace Ave. Downtown & Eastside. Jeffery Wiggins, agent/owner, proposes to construct a 44 sq. ft. shed to a height of 9' and a yardwall to a height of 6'. A pitched roof exception and an architectural style exception are requested (Section 15-5.2 D, 9, d and E). (David Rasch)

K. MATTERS FROM THE BOARD

M. ADJOURNMENT

For more information regarding cases on this agenda, please call the Historic Preservation Division at 955-6605. Interpreter for the hearing impaired is available through the City Clerk's Office upon five (5) days notice. If you wish to attend the October 23, 2007 Historic Design Review Board Field Trip, please notify the Planning Division by 9:00 am on Tuesday, October 23, 2007 so that transportation can be arranged.

SUMMARY INDEX
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

Santa Fe, New Mexico
October 23, 2007

<u>ITEM</u>	<u>ACTION TAKEN</u>	<u>PAGE(S)</u>
Approval of Agenda	Approved as published	2
Approval of Minutes: Sept 25, 2007	Approved as amended	2
Communications	Discussion	2-3
Business from the Floor	None	3
Administrative Matters		
1. County Courthouse	Discussion/No Action Taken	3-21
Old Business		
1. <u>Case #H 06-75</u> 755 Acequia Madre	Approved as Recommended	21-24
2. <u>Case #H 07-38</u> 209 E. Santa Fe Avenue	Approved with conditions	24-26
3. <u>Case #H 07-98</u> 258½ A&B Staab Street	Approved with conditions	26-29
4. <u>Case #H 07-115</u> 1677 Cerro Gordo	Approved with conditions	29-31
New Business		
1. <u>Case #H 07-122</u> 613 Old Santa Fe Trail	Approved as recommended	31-33
2. <u>Case #H 07-123</u> 515 & 519 Cerrillos Road	Postponed for more information	33-39
3. <u>Case #H 07-124</u> 651 E. Palace Ave	Approved with conditions	39-41
Matters from the Board	None	42
Adjournment	42

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DESIGN REVIEW BOARD

TUESDAY, OCTOBER 23, 2007

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Design Review Board was called to order by Chair Sharon Woods on the above date at approximately 6:00 p.m. in City Council Chambers, City Hall, 200 Lincoln Avenue, Santa Fe, New Mexico.

ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:

Ms Sharon Woods, Chair
Mr. Robert Frost
Mr. Charles Newman
Ms. Cecilia Rios
Ms. Deborah Shapiro
Ms. Karen Walker

MEMBERS ABSENT:

Mr. Jake Barrow [excused]

OTHERS PRESENT:

Ms. Kami Martínez, Senior Historic Planner
Mr. David Rasch, Historic Planner Supervisor
Mr. Carl Boaz, Stenographer

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

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

September 25, 2007

Ms. Walker requested the following change in the minutes.

On page 46, ninth paragraph: the zoning should have been stated as R-1, not RM-1.

Mr. Newman requested a change on page 11, 3rd paragraph: "Mr. Newman said only one ~~foot~~ unit was needed for accessibility and they were proposing two-foot units and if the one unit in front was made accessible, they would not need to raise the back ones. And the open space would be more private."

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

COMMUNICATIONS

Mr. Jack Hiatt said several weeks ago the Board had a draft on submittal requirements. He said City staff made a few changes. He asked the Board members to please look at it and give feedback. He thought they could implement them prior to the next meeting.

Ms. Walker asked how they knew this was the most recent.

Mr. Hiatt said it was because he brought it.

Mr. Newman said there had been a few minor changes and the subcommittee met this week to help protect adobe buildings. He said he would incorporate all that.

Mr. Hiatt apologized that he neglected to attach the short form.

Chair Woods thanked him.

Mr. Rasch announced that as of the next Board meeting, the starting time would be 5:30 instead of 6:00 and the next one would be in the public library.

He also announced that on Oct 30, 1957, the second historic ordinance in the country was signed and everyone was invited to Posole on the Plaza.

BUSINESS FROM THE FLOOR

None.

ADMINISTRATIVE MATTERS

- 1. Corner of Sandoval and Montezuma.** Jory Smith, agent for County of Santa Fe, proposes to demolish 3 buildings (2 non-contributing and 1 contributing) and construct a 150,000 sq. ft. courthouse to a height of 50'-60' where the maximum allowable height is 21'9". (David Rasch)

Chair Woods explained that they would first have staff's report and then have the County make their presentation. She said they would break for maybe 3-5 minutes to view the exhibits and then have public comment. She asked everyone to please limit their remarks to 3-5 minutes.

Ms. Rios asked if no formal action would be taken tonight.

Mr. Rasch said that was correct.

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

BACKGROUND AND SUMMARY:

"The northeast corner of Sandoval Street and Montezuma Street is the proposed site location for the new Santa Fe County First Judicial District Courthouse. The site is located within both the Downtown & Eastside Historic District and the Transition Historic District.

"The site is presently occupied by three structures: 235 Montezuma, The Paramount, was constructed by 1944 in the Post-Modern Style, has been significantly altered, and is listed as non-contributing to the Transition Historic District; 225 Montezuma, The Blue

Monkey, was constructed by 1930 in the Bungalow style with additions to the rear and it is listed as contributing to the Transition Historic District, and 205 Montezuma, a County government building, was constructed by 1948 in the Moderne style, with major remodeling, and it is listed as non-contributing to the Transition Historic District. All three buildings will be demolished.

“A 103,000 square foot building will be constructed at the corner of the lot with the remainder of the lot occupied by a plaza with underground parking.

“The building will be 62' 6" high where the maximum allowable height is 21' 9" as determined by a two-street frontage linear calculation. The tallest existing building within either streetscape is 38'.

“There are lower portions of the building with portals at 20' high and the main mass (edges) of the structure are 48' high. Free-standing ramadas and portals will also be 20' high.

“The building is designed in a style that is similar to Territorial Revival and Territorial predecessors with Greek Revival details. There are a number of City code violations such as maximum height, architectural style, excessive glazing on the east elevation, and windows larger than 30" on the diagonal which are not under a portal.

STAFF RECOMMENDATION:

“The Historic Design Review Board does not have jurisdiction over this project. But, recommendations are requested to assist the County planners in finalizing their project design. No formal action is required.”

Chair Woods related that in a conversation with Frank Katz, the City attorney was researching whether this project fell under the City Code. She hoped they could reach a win-win and come to an agreeable decision.

Chair Woods asked Mr. Rasch to mention heights of buildings near by.

Mr. Rasch agreed and said they had received two communications [attached as Exhibit A and Exhibit B].

Mr. Rasch referred to page 21 in the packed and gave the streetscape boundaries for this project. He noted that on the height map, the Paramount was 24', the 3-story apartment building was 38'; the State Capital was 36'; the DA's office was 37' and most of the rest were in the 20's except the Journal North building at the far east end at 34'

high.

All those who were speaking on behalf of the project were sworn in.

Mr. Roman Abeyta, Santa Fe County Manager, said this was a very important project to Santa Fe County. One of their biggest undertakings in quite some time. He appreciated the win-win comments. He clarified that they didn't want a jurisdictional fight over it and that was part of their intention in being it here this evening.

Mr. Abeyta said they would like to have the City's feedback and would take it seriously. He said they would share their design and point out the limitations they would have because of the nature of the business conducted in a courthouse.

Mr. Abeyta introduced Mr. Joseph Gutierrez, Director of Community Services Department, Santa Fe County.

Mr. Gutierrez said he was present to give a little background and then Judge Hall would make some comments.

He said this project has been under discussion for ten years. The first action was in 2005 with a decision to have the courthouse in the downtown area. In January 2006 the Commission voted again to have it downtown and in the Spring of 2006, a feasibility study was undertaken to see if it would fit on this 2.4 acre site. The study was done and a report was made in the Summer of 2006. At that time it was decided that it would fit.

He said they turned to look at financing options and it took a lot of consideration. He said the County Commission put a \$25 million bond to the voters and it was approved by the voters in November with a 52/48% margin. Then they put out an RFP for an architect and awarded a contract in March 2007, with NCA Architects and also with Durant, a national firm with expertise in courthouses.

He said they also hired Joe Amante as Construction Manager and in March 2007 they started working with the judges on the functionality issues. He said they signed off in July and the schematics were done and released to the County in early September. Then they had a public viewing on Sept 5th with three meetings and had the public come and give comments. At that point, they decided to have a working session with a group of local architects and residents concerned about height. The design team made changes and on Oct 12th they had a second session.

Mr. Gutierrez said this was the latest rendition and it was evident that significant changes had been made from the original design.

He said the number one factor was safety and security in the way it was laid out so they would make sure they have room for the functions of the court. He pointed out that they had 190 parking spaces with some being secured. The budget was \$55 million and they needed to stay within their time line.

Judge Jim Hall introduced himself as the Chief Judge of District Court for the First Judicial District and he introduced the judges who were present and the Court Administrator.

He said the security and space issues with the current courthouse and lack of security and parking as main reasons for this new courthouse. He said he was personally pleased to have it downtown. He said they had been working closely with the architects to make sure it would have adequate space and were confident that it was happening. He acknowledged they were not architects but had given input. He said he was impressed with the input from local architects and the community, particularly on the height of the building. He said the HDRB was another source of input on it and the judges were interested in their input.

The Board took a recess to examine the drawings.

Mr. Gutierrez then introduced Mr. Evan Sockalosky with the Durant Architecture firm and Mr. John Layman with NCA Architects. He said they would show the projects with a power point presentation.

Mr. Layman said Mr. Sockalosky would show the power point. He said they would discuss how they looked at the height and the glazing on the east side as well as how they developed the plaza into more of a formal plaza area.

Mr. Sockalosky said the first image was actually a photograph of the model when they interviewed. The initial requirement was a four-story building and as they moved into the design, the decision was made to reduce it from four stories to three stories and throughout the programming they looked at three circulation paths, moving public, staff, and those in custody. He said it had 8 courtrooms and two hearing rooms to meet the needs of the courthouse. As they moved into programming, he showed more renderings of the initial proposal.

He said they had an open house on design and presented basically two schemes one was this one shown (scheme A, with battered walls, and also did scheme C which had territorial elements to it. There were concerns from the public and they started their working sessions.

He said they tried to listen to the comments that came back. He explained that originally, they had 64' for the height to the top of the parapet and that obviously was significantly over the neighborhood heights. One thing he appreciated were the local architects' comments. One of the reasons they were where they were now was from the feedback from the public but also keeping in mind what the judges needed.

He said they looked at the overall floor to floor function including mechanical concerns, etc. He clarified that while they could not reduce it to typical residential heights, they reduced each floor. He said they still had a 52 to 54 foot parapet height.

He pointed out that they stepped down the façade outside and the courtrooms and brought it down to 48' 6". He added that even in the drawings, you could not see the full height because of the step backs as they went up. Obviously the portal was an important feature and the scale on Sandoval was an important consideration. He noted that Sandoval was more vehicular than Montezuma, so they added the colonnade along Sandoval and it would help reduce the stepping. The goal was to make that path more attractive and meet step back requirements. He added that the colonnade pushed the building further back to the east.

He said that to accommodate parking, they didn't have a lot of room to move and putting parking below grade allowed a public plaza.

He said the courtyard was another area of concern. He explained that as they looked at overall design, they felt creating a plaza would help not only the Judicial District but also the City because the public could use it whether the court was in session or not.

He showed the site plan of the plaza area and said they looked at a connection into the building during off hours. This plan showed the organization and the plantings above the parking structure. What it didn't show was that they also added a pergola to frame the place and organize it. He said it would help to address the plaza more directly and close it off with more comfortable space. He said they formed it with input from the community.

He said they were still trying to deal with height. The mechanics were first on the roof and after their first working session, they put most of it into the basement to reduce perceived height of the building to 48' 6" and work around the mechanical needs.

He added that this was a modern courthouse and building such in a historic district had unique challenges. They wanted to maintain the dignity a courthouse deserved. It was a unique building and was unlike those adjacent both in scale and prominence. So

along the streetscape, they did some columns and Greek style architecture. One of the reasons they opened it up in the plaza façade was to open up the function of the courthouse. Some would be going for unpleasant business so it was not so closed off to the public.

Mr. Gutierrez said that concluded their presentation.

Chair Woods said the Board would hear from public and then close the public hearing and have the Board ask questions.

Mr. Rad Acton, 1206 Upper Canyon Road and one of architects in the discussion group, said he wanted to compliment the architects and judges for being as deferential as they were. He felt the design showed some evolution. He thought they were hamstrung in the beginning with the issues that were off the table because it came to the working group only after the design had largely been developed and rigidly defined the building on the site. He said that was determined by the amount of secured parking taken up on the plaza. This was something their group was very concerned with and looking for flexibility. He said they received none and were relegated to architecture style and building materials.

Mr. Acton said there were still concerns with the north elevation, which was not shown here and with the verticality of that mass. It would have been nice to have seen that.

He said he voiced concerns with the “glass curtain” on the east elevation. There were significant design changes that would keep it with the historical context of the building. It was not well integrated into the design and the quasi-Territorial design. He said he could see the windows bracketed by the pilasters as well as the cornice cantilevered at the top to frame the glass. He felt the windows were very industrial on a building that was trying hard to be Territorial. He urged continued review of that.

Ms. Virginia Ellenberg, 1714 Upper Canyon Road, said she was impressed with the changes and the height coming down. What she really didn’t like about it was the first impression of the building. She felt it looked like a modern building from Atlanta Georgia. She didn’t like the color and wished it were lighter, sweeter. She was bothered by the whole wall of glass and asked if they could do something with the glass wall.

Mr. Victor Johnson, PO 1866, Santa Fe, said he was asked to sit in the working group of architects. He said he was really concerned that the east and north façades had not been presented to the Board. He felt the amount of glass on the east side was hard to justify based on energy and security. He said if you look toward the west from the east

side, there had not been much consideration given to human scale where the building touched the ground.

He said the north facade would be a major announcement of the building from downtown and that was where most of the service area was located like trash and how it was treated would be very important. He added that there was no pedestrian walkway penetrating the core of the plaza.

Mr. Tip Penelli, Rodeo Road, Santa Fe, said he was almost overwhelmed with a feeling of suffocation and being buried by the height and proximity to the street of the Civic Center and felt he would also have the same reaction with the courthouse. This was supposed to be Territorial style. He said he grew up in St. Louis Missouri and would be happy to have it up in Missouri but not here. He said he had not heard anything about energy aspects of the design. If it was in the plan, he didn't hear it. No solar, although Santa Fe had about 350 days of sunshine. This was expected to be here a long time. He felt they would look back and say, what an old fashioned building.

He asked them to remember when the Anasazi were building here, they faced a lot of housing to the south to get solar gain. It was something to think about down the road.

Ms. Marilyn Bane 622½ B Canyon Road introduced herself as President of the Old Santa Fe Association and here in that capacity. She noted that many of their Board members and general members were also present.

She thought having Judge Hall and the other judges present at this hearing was very important. She congratulated the County for staying downtown and said the OSFA was grateful.

She said they had some concerns in the design process and that process was very important. She noted that Santa Fe was celebrating 50 years of their Historic ordinance and adherence to that ordinance was vital to their organization. She said they would like the Historic Design Review Board to continue a productive dialogue on this public building.

She added that OSFA had a position on this issue and it was that the historic ordinance gave the Board authority over public and private uses of land in Santa Fe. She thanked the Board for the opportunity to speak.

Mr. Richard Martínez 460 Cerrillos Road, said that as a member of the Historic Santa Fe Foundation, he was invited to attend. He said the County used the architects to

legitimize the building design and he thought it was downtown because the judges wanted to be downtown. He urged the HDRB to vote "no" or at least to not approve the demolition.

Mr. Raymond Herrera, 379 Hillside Ave, said, with all due respect to the judges and County Manager, he did not attend the meeting prior to this where the plans were presented. He thought maybe that was unworthy to the cause but he had his opinions.

He felt the size and design of this building would set a precedent in that area and make it open to speculation by others.

Mr. Randy Bell 314 Garcia Street, thanked the Board for entertaining comments from the floor. He said he was a member of the OSFA Board. He related that he had been to some of the earlier meetings and was happy that the County and architects had come a long way in improving what was very inappropriate in the beginning. He said he was still concerned about the height, given the maximum height of 21 feet in the ordinance. He hoped there was some way to mitigate the height. He felt the glass curtain was also problematic. He noted that a letter in the paper said it has no precedent in Santa Fe. He felt there were things they could do to make the treatment better.

Mr. Bell said he was concerned procedurally that so many items were off the table with the committee. Obviously the project needed to get moving. He said he went down to the courthouse often and felt it was definitely deficient. He was concerned about process and glad to hear that they were not sure about the ability of the City to enforce its ordinance in this situation.

Mr. Bell said, in looking at the ordinance, Section 14-5.2 3.2-1 - 3.2-5 - "the provisions apply to the State of New Mexico, any of its agencies, political subdivisions or instrumentalities." He said that seemed clear to him that the intention was that the County and State would also be bound by this ordinance. It would be ironic that it was turned away at the time they were celebrating the 50th year. He hoped it was determined that it was subject and be considered such.

Mr. Sharif Seret, 63 Paseo Vista, said he guessed he was okay that this project was taking place. He said he had kept an ear open about what it going to take place. He explained that he was not here to suggest the purpose was unimportant because it was very important. He said he was present because he was involved in a building project in the vicinity and had been in contact with many architects who were also concerned.

He felt there were many reasons why it should not be approved. His concern was about the timing of this project. He thought it was a Goliath building in this district.

This district was becoming a cross roads between the Railyard and Downtown, right in the middle of it. He felt it meant they were turning their back to this area.

He thought the HDRB, being involved in the project, was sort of the last line of defense and when he found they might not have a firm position to rule on it, he wished more time could be taken to attend to the City concerns. Having this one week before going to the County Commissioners didn't seem appropriate to him. He thought it seemed like it was not taking the Board's input very strongly or very seriously. Given the short timeline to approval by the County, he asked how much change could take place.

He said the final approval was only a week away and once it was built it was built. It should have the right people involved - i.e. the HDRB and to build the right design for Santa Fe because it would last for many generations.

Ms. Sylvia Seret, 63 Paseo Vista, said she agreed with much that had been said. She noted that one thing not said was the impact on tourism. She felt it would have a huge impact because of the location. It would be one of the first impressions tourists would have and it would be a new landmark and people would remember those first impressions.

Ms. Seret said she had a store in town and for over 28 years had heard tourists over and over again tell her about the uniqueness of these buildings that were low. She said people came here for its charm and uniqueness. So tourists needed to get the impression that it conformed to that.

Ms. Peter Wolf, 1718 Canyon, said the building was too high and he would like more natural materials used in the elements.

Mr. Richard Ellenberg 1714 Canyon, agreed with Ms. Seret that tourism was their golden goose. He said he wanted to object to this being an information session instead of an action item. He said this Board had jurisdiction over this project. He added that OSFA had retained counsel to address this issue.

He said the architects had made progress but had more to go. Because of the amount of progress, a lot of the details had not been discussed in addition to the east façade. He said that some of the columns were to be made out of plastic. Color, materials and other details hadn't even been discussed, much less presented to the Board. He said this project should come back to the Board.

He added that they had not mentioned that this was an expansion project and they

were proposing to come down Manhattan later on so this was not the end of this project.

He noted that the schedule was for the Blue Monkey to be demolished but thought it could be moved. The costs of the value of the building had not been analyzed. He explained that it was a contributing historic structure and its demise shouldn't be just assumed.

Mr. Ellenberg said a lot of this had underground parking but would drive a lot of the project. He felt the stacking of courtrooms was good.

Regarding the glass, he said he had worked in such rooms and they didn't help him.

He said he felt they had made a great deal of progress but he urged the County to keep on and have the discussions on the elements not presented and include materials and colors.

Mr. Ken Payson, 755 Acequia Madre, said he was new to this project and had a couple of comments. He noted that regarding scale, the building needed an approach but the major mass was right on Sandoval. Because there were a whole lot of government buildings to the east. It seems to him that to flip the orientation would make it much better as a transition between Railyard and government areas. He said he could see they were trying to use some Territorial elements but the courtyard made the height stand out. That over-scale of Territorial accentuates the height. As a resident of Santa Fe for 15 years, it broke his heart to see that.

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

Mr. Rasch read two letters, the first one from Saul Cohen, former Chairman of the HDRB (Exhibit A). The second one read was from Mr. Philip Smith (Exhibit B).

Chair Woods invited the Board to ask questions of the County and withhold opinions and recommendations. She felt they were doing well getting through this.

Ms. Rios thanked the design team for their comments. To Mr. Rasch she said that in order to get a true picture of the height, she understood this building would range in height from 48' 6" to 62'

Mr. Sockalosky said the 62' 6" was the top height and screened cooling towers that could not be removed from the roof.

Ms. Rios asked Mr. Rasch if he could compare it with other buildings.

Mr. Rasch said the highest twelve buildings were mostly at 50'+. He said they included the Cathedral, the Inn at Loretto, The Eldorado, the State Capital and that those were the tallest buildings in town and were all in the 50's range.

Ms. Rios asked for the new civic center height.

Mr. Rasch said the Civic Center was 40' high.

Ms. Rios asked for the square footage again.

Mr. Rasch said the square footage was approximately 103,000.

Ms. Rios asked Mr. Sockalosky how he would characterize the architectural style.

Mr. Sockalosky said overall he would look at it as Classical or Post Modern. He said early on, they met with Mr. Rasch and took a tour and as they looked at all the different styles, one of the things that struck him was, as they discussed Territorial was the wide variety of styles that surrounded downtown Santa Fe. He said even Mr. Rasch's presentation at the beginning showed varied styles around this building site and he mentioned at the time some of the classical and Greek Revival elements that were in other buildings downtown. They took some of them as part of Territorial and took it back to more of a classical and Greek revival to make it more formal in the Territorial style.

Ms. Rios said it seemed he was actually incorporating different architectural styles into this building and asked if that was correct.

Mr. Sockalosky said he supposed so. He believed there were elements that spoke to Territorial but spoke more to Classical elements. He said he believed Territorial style had evolved from Classical architecture.

Ms. Rios asked what the proposed color was.

Mr. Sockalosky said they had not finalized the color. He noted they had a comment here to lighten it and they definitely want to. He said the window frames would be aluminum in a white or light color.

Ms. Rios said a time frame was mentioned and asked what it was that they were under an obligation to meet.

Mr. Sockalosky deferred to Mr. Gutierrez.

Mr. Gutierrez said when they did the budget, the architects came up with a time schedule to have construction documents by next summer, ground breaking by the end of 2008, and a two year construction period. He said the first estimates were \$38 million three months ago. He said any delays do raise the costs. He said the \$55 million would be good for a completion by the end of 2010.

Ms. Rios asked Mr. Sockalosky how far the building was from the street on all sides.

Mr. Sockalosky said along Sandoval, they pushed it back again and now the main façade of the building was approximately 20' away from Sandoval. Along Montezuma at closest point they were approximately 15' off the street and then opened up.

Ms. Rios asked if he was saying the building was 20' back or the portal was 20' back from Sandoval.

Mr. Sockalosky said the building was 20' back. The portal was closer to the street and went almost to the street. He said bringing out the portal was one of the early suggestions made.

Ms. Rios asked about the open space percentage of the lot.

Mr. Sockalosky said he did not have it exactly. He said including the plaza itself, it was probably 35-40%.

Ms. Rios asked for more information about set backs.

Mr. Sockalosky said some of the challenges of laying this building out had to do with circulation patterns and efficiencies. He said the view along Sandoval for the first three floors was relatively flush and portals were used to make the setbacks. He said there was a set back at the third floor of over 20' before eliminating the fourth floor.

Ms. Rios asked him to describe the parapet material.

Mr. Sockalosky said they would use fiber reinforced extruded plastic that looks like stone and relate to the pilasters.

Ms. Rios asked what the ceiling heights were.

Mr. Sockalosky responded that primarily they would be lower in work space areas at 9'. He said the two hearing rooms on the first floor and four courtrooms per floor on the upper floors. He said the Courtrooms ceilings would be 12-14', depending on size. The hearing rooms about 10' on first floor.

Ms. Rios asked if the courthouse was going to house only the district judges or also other judges.

Mr. Sockalosky said it would only be district judges.

Ms. Rios asked if they took energy conservation into account.

Mr. Sockalosky said they had looked at it and added that the County was not requiring this to be a LEEDS certified building although they were trying to incorporate sustainable design elements into the facility. He said they were trying to do some water retention as well as in their mechanical and electrical system to make them more efficient as well as low volume fixtures in the building.

Ms. Rios noted that different people had mentioned the east and north façades were not shown and asked why they didn't show them.

Mr. Sockalosky said specifically the north side was based on comments the last meeting, that there was still work to be done on them. He said the façades they were showing, in a way, you could say the east façade was not shown but part of the views he showed were meant to indicate some of how the east façade was screened. He said that in looking at it, you would get filtered views into the space. He said it was not meant not to show it.

Ms. Rios asked how he would characterize this building in terms of human scale.

Mr. Sockalosky said that obviously there were problems with a building of this size. He thought some of the suggestions they used with the portals and would like to reduce the scale of the portal a little bit more to help it get down to a smaller scale. He admitted that it was a very large building and reading scale in that way was appropriate to a courthouse and would give some position of authority that the courts stood in. So he thought the size and scale from that aspect was appropriate. He thought some of the lower elements and working more on the detail would help address some of the human scale as you moved along the building.

Ms. Rios asked if he saw it in the final design or that it would be lower in height.

Mr. Sockalosky said, based on the reductions they already made, he could not say that the overall height could be reduced but there were various elements that might be lowered. He said they really tried to respond to the concerns about height and knew there were comments made about how they showed how much they had done. He said they did know there were height concerns when they started at over 64' and had tried to reduce the floor to floor height. He said no one would see the 52' portion from Montezuma.

Ms. Rios disagreed that you could not see it from the street level. There were many buildings much lower. The Seret building made a huge impact and was way lower.

Mr. Sockalosky said he was not saying it wouldn't have an impact. He hope it would have a positive impact and agreed that from far away, the 52' would be visible. The element projecting about 48' feet was to be stepped back so for the most part it would not be seen.

Ms. Rios asked how deep the porch was on Sandoval.

Mr. Sockalosky said it was 15' deep.

Ms. Rios asked about the mechanical equipment.

Mr. Sockalosky said the majority had been moved to the basement because of the concerns about the visibility of it. He said there was only a small area on the north for cooling towers that would be at 62'

Ms. Walker noted there had been a question on the time frame and the Board was told it was County driven and when the County was asked, they said it was driven by the architects so it led her to believe they had lots of time to make lots of good changes.

She was impressed that all the judges were here tonight and glad they trusted the security at City Hall.

She said she knew security was a concern to have parking underground. She asked the architects if they had researched materials to make the area bomb proof.

Mr. Sockalosky said the materials they were using would not accommodate bomb proofing. He said the footprint was not being solely driven by the parking itself; they were also looking at the circulation patterns and in order to get direct circulation of those in custody to all eight courtrooms and two hearing rooms dictated some of the stacking they had. He explained there were four courtrooms on each floor.

Ms. Walker asked if he had considered having the lower half of the first floor below ground level. She pointed out that doing so would bring it down six or eight feet.

Mr. Sockalosky explained that one of their challenges was handicapped accessibility although they did not have public parking below the plaza, they did have secure judges parking. So any drop further down was a challenge to get access down the ramps. The further down into the ground they went, the higher the cost.

He added that there was also the idea of a courthouse that historically had been raised up.

Ms. Walker commented that the capital had its first floor underground.

Mr. Frost referred to the diagrams and asked if there was a reason why no streets were shown on them.

Mr. Sockalosky said it was an oversight on their part. It was just an oversight not to have that understandable.

Mr. Frost asked where the other 14' coming in over 48'6" was located if the top of the third floor was 48' 6".

Mr. Sockalosky showed where the courtrooms were at 52' and said above them, the cooling towers were 62' 6".

Mr. Frost asked why they couldn't put the cooling towers on the ground.

Mr. Sockalosky explained that some day down the road there might be expansion. He said they wanted to make sure if they needed to expand, they would have that ability. He said it could be in the DA space. So putting cooling towers down would hamper that and they didn't want to put them in the plaza area.

Chair Woods said they were selling the plaza as open space to the Board and now were talking about possible expansion.

Mr. Sockalosky said it was an unknown and off in the future. The potential for growth needed to be incorporated into the design. He said they wanted to keep the plaza space open.

Ms. Shapiro thanked them for bringing it to this Board. She said she was concerned

about the scale in the neighborhood and asked if they were going to do a model.

Mr. Sockalosky said they had not planned to do that.

Ms. Shapiro said it would be really helpful if they could. She also wondered, looking at these this evening where the front door was.

Mr. Sockalosky pointed out the front entrance on the site plan.

Ms. Shapiro asked if he could talk about materials like what the coping was made of, the doors, columns, etc.

Mr. Sockalosky said the upper two floors would be stucco. They were considering columns out of precast concrete. Some of the work around pilasters and columns would be RFP, which was plastic to look like stone and longer lasting. That would be taken along the colonnade as well as main façade. The stone would be limestone with deep set joints.

Mr. Newman said the public comments and questions raised by his colleagues had addressed his concerns. He asked the architect to explain why the entrance was off the plaza and not off the street.

Mr. Sockalosky said one of their initial feelings was turning it back to the state buildings (to the east). He felt that Sandoval was a vehicle street and Montezuma was more pedestrian. He said it also allowed a more formalized entrance and not to the vehicular traffic.

Mr. Newman said he was not sure why they could not see any floor plans so he asked what they were. He added that they had offered no information about what went on behind the east side windows and what the first floor use was.

Mr. Sockalosky said there was lots of discussion about security. They had to have three completely separate circulation paths and that drove the floor plan. Starting with the upper floors, there would be judicial chambers on the west, buffered with courtrooms themselves. The main bulk was four courtrooms per floor. They were paired up with a core of vertical circulation where those in custody come up and spaces where the public could wait, spaces for meetings with attorneys. On the south side was the space for support staff, the teen court, the drug court, and then public circulation in that area.

He said on the street level there was a similar organization. On the west side were

administration and staff spaces, the south area was for the clerk of the court with public windows. On the east side was a smaller gallery space with hearing rooms. On north side was the main jury space where those called to jury duty would meet. He said they had a secured patio on the northeast corner and it could be utilized for meetings secured off from the rest of the courthouse.

Mr. Newman commented that, having served on a jury, he didn't see how they could have outdoor space for jurors where the public could approach them.

He asked if that space on the north was a stair tower and if that area would be used for expansion.

Mr. Sockalosky said if expansion occurred, it would be at the north side into the property.

Chair Woods asked if they were going up 48' on that side.

Mr. Sockalosky said they had over three feet between floors because they needed the right acoustics and air floor with adequate sized ducts. He said they had 17' 6" from second to third floors to accommodate the systems.

Chair Woods said the portal was at 20'; the colonnade was at 38'. She said she did not understand the 52' height.

Mr. Sockalosky explained that the significant change on the third floor gave them a standard consistent parapet height and gave them adequate ceiling height. He said they didn't feel comfortable reducing it more.

Mr. Frost, in response to Mr. Newman's question regarding expansion, said they stated they were not building in anything for expansion but just said they were not putting cooling towers on the ground in order to facilitate expansion.

Mr. Sockalosky said he meant they were not putting in the infrastructure for expansion at this time. He said they were just locating things where they would help the County if they chose to expansion. There would always be the potential to move the cooling down. He felt they reduced the services on the roof as much as possible.

Chair Woods noted there were no further questions and it was time for recommendations.

Ms. Rios said this was the first time they had seen it and asked if it would come back

to them.

Chair Woods noted that was the million-dollar question.

Ms. Rios said she agreed with Saul Cohen; they either had jurisdiction or they didn't. She was glad it was staying in downtown area and hoped this Board could work with the County to meet the judges' needs and also be proud of it. She recommended that they go with a style that was definite and within the ordinance. She felt they were drifting in the style. She said they should do away with the Greco columns and the glazing and use a true Territorial style. She said she would do away with all the glazing and try to do setbacks.

Ms. Shapiro recommended they bring back a model in relation to other buildings because it was so overwhelming to the whole historic zone. The second thing was some relationship to green building or LEEDS certification. It behooved the City in this day and age to be sensitive to the environment.

She would like to see what they would recommend for preserving the Blue Monkey Building. Maybe they could consider something like that.

Ms. Walker said that for next time, it would be a good idea to meet with Mr. Rasch and Mr. Hiatt on submittal requirements. She would also like them to consider some other materials. She invited them to take a tour and said she could give them one. She asked them to call her at 983-0118.

Mr. Frost said he would really like to see the cooling towers dropped and a little more of the human scale. The 20' portals were a tad too high.

He also thought that a building of this stature created a recognizable main entry.

Mr. Newman acknowledged that this was a very difficult type to design. The circulation demands and security dictated a big squat building. He said he was most troubled by Sandoval Street and would like to see the third floor differentiated from the rest of the building. He was not convinced the massive porch was needed and if they put an entrance on Sandoval Street, it would break up the horizontal plane.

He was intrigued by Ms. Walker's comments on the State Capital. It was changed into a Territorial style by John Gaw Meem and while he was not a fan of slapping a style on a building, the City did have this ordinance. So he would second the move to Territorial more than the neo classical. He said he kept thinking about the Sam Rayburn Building in Washington, which was just horrible.

Chair Woods thanked everyone for being quite civil. They were honored by the judges coming. She emphasized they wanted to meet with them. She said they really wanted the County to come back so they could work together. She noted the architects had not presented all the facades and she felt it was not fair to the Board that they hadn't seen all of them. The Board really would like it to come back as an application.

She related that she had served a long time on this Board and had sat out there, too. There were enormous restrictions from the ordinance. The judges have heard it through appeals. It was very important that government cooperates as well. There were always exceptions. Everybody has a story of why there should be exceptions. But to go at it saying we really don't have to be part of those restrictions was not fair to say when everyone else has to follow it.

She asked them to bring back all the elevations. She was concerned about what Victor Johnson said about seeing the service area from the street and she really thought it was out of scale. Setting back the third story would be great.

She said Santa Fe was one big tapestry and if one thing really stuck out it detracted from the beauty of the tapestry. She thanked them again.

Chair Woods announced to the public that if anyone disagreed with a decision of the Board, he or she would have only seven days in which to make an appeal to the Governing Body. She advised them to get in touch with City staff for more detail.

OLD BUSINESS

1. **Case #H-06-75.** 755 Acequia Madre. Downtown & Eastside Historic District. Peg Denny and Ken Payson, agents/ owners, propose to replace non-compliant windows, close an opening and construct a coyote fence to the maximum allowable height of 6' to a non-contributing property. (Marissa Barrett)

Ms. Walker recused herself from consideration of this case.

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

BACKGROUND AND SUMMARY:

"The building located at 755 Acequia Madre is Spanish Pueblo Revival in style and was built around 1946. The building was listed as contributing until 1992 when it was

downgraded due to major non-historic alterations and additions that encapsulated the original building. The Official Map lists the building as non-contributing to the Downtown and Eastside Historic District.

"The HDRB at the September 12, 2006 hearing conditionally approved an approximately 637 square foot studio addition and carport (on the north, non-publicly visible elevation) to a height of 14' where the maximum allowable height is 14' 2" and the removal of an approximately 415 square foot carport and attached storage shed. The approved application included "Eagle Clad Classic Divided Light" windows in the color "Colony White" and Santa Fe Heritage doors. All doors and windows were to have a natural stained header to match the existing building. The building was to have stepped rounded parapets to match existing and was to be stuccoed with Sto "Buckskin" to match the existing building. The carport included natural stained header and posts.

"Also approved by the Board was a CMU stuccoed courtyard wall and coyote fence to the maximum allowable height of 6' along the north and east elevation. The coyote fence was to include a coyote pedestrian gate on the east elevation and the stuccoed wall was to include a wood gate and header on the east elevation. The Board placed the condition on the approval for the latilla tops to be natural and irregular in height.

"In the summer of 2007 the owners of 755 Acequia Madre were issued a stop work order for construction that did not meet the Board's approval. Work stopped immediately and the owners contacted City staff.

"On August 14, 2007, the HDRB approved the following amendments to the original 2006 HDRB approval:

"Reduce the height of the addition from 14' to 13' where the maximum allowable height is 16' 2" (at time of application HDRB was using the average of 14' 2" as the maximum allowable height, legally the maximum allowable height is 16' 2").

"All divided light window patterns have slightly changed and do still meet the 30" window rule. The color has been changed from "Colonial White" to "Linen."

"Two windows on the west elevation have been relocated and have switched from casement to awning style.

"A door has been changed to a window on the north elevation and three clerestory windows will be relocated to the center of the addition on the north elevation and will be divided light fixed windows.

"The fireplace was also eliminated on the east elevation.

"The floor plan was reconfigured to add area to the carport to create more storage. Interior storage doors were added to the carport area on the north elevation.

"This application now proposes the following two items:

1. "Remove an existing 2' wide door and 6' 6" x 4' 4" noncompliant window on the north elevation. An 8'x4' 6" window that meets the 30" window rule will be inserted. The window will match the previously approved windows and will be the color "linen."
2. "Remove an approximately 12' long, 6' high section of a previously approved yard wall and approximately 8' high gate on the east elevation and replace it with a 3' 6" high coyote fence where the maximum allowable height is 6'. An Approximately 4' high wood pedestrian gate will be installed in the fence which will run for approximately 33'.

"An approximately 31' long, approximately 4' high coyote fence and wood pedestrian gate, where the maximum allowable height is 6' are proposed along the north side of the driveway. The fence will connect with the 3' 5" fence to create a courtyard area. The coyote fence will have latilla tops that are "natural and irregular in height" as per the September 12, 2006 Board action.

STAFF RECOMMENDATIONS:

"Staff recommends approval of this as it complies with Section 14-5.2 (D) General Design Details for All H Districts and 14-5.2 (E) Downtown and Eastside Historic District Design Standards."

Present and sworn was Mr. Ken Payson, who said the building inspector would tell the Board that everything was according to code. He said they just wanted to put up the coyote fence and change the window and the door. He said he regretted that they did not include that in our application.

Mr. Frost asked if the windows were on the first floor or second.

Mr. Payson said there was no second floor. It was part of the existing house.

Mr. Frost asked if he were you replacing clerestory windows.

Mr. Payson said no.

Public Comment

Present and sworn was Mr. Forest Mayer, 755½ Acequia Madre, who said they sent a letter that on the plan was a six foot coyote fence on the north boundary and suggested that it be four feet high because it obscured their entry way.

Chair Woods noted there was also a letter from Phil Smith on it. He was concerned about six-foot wall between their properties. His suggestions were that the owners stick to the approved plan. She read the letter.

Mr. Payson said Mr. Mayer and Mr. Smith were refuting what had been approved twice by this Board.

Chair Woods asked him to show where it was.

Mr. Rasch showed them

Mr. Payson said there was no change to that wall and it was not part of this application.

Ms. Rios moved for approval per staff recommendations. Mr. Frost seconded the motion and it passed by unanimous voice vote.

Ms. Walker returned to the bench at this time.

2. **Case #H-07-38.** 209 E. Santa Fe Avenue. Don Gaspar Area Historic District. Peter Wolf, agent for Thomas Parks, proposes to enclose approximately 414 sq. ft. non-contributing covered patio and to construct an approximately 483 sq. ft. addition to a height of 14' where the maximum allowable height was 16'8". (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

"The approximately 414 square foot Vernacular style building located at the rear of 209 E. Santa Fe Avenue was constructed in the 1980s. The building has no doors and windows and has a sloping flat roof with an overhang. It has been used as a covered

patio and is located on the property where two contributing buildings exist. The Official Map lists the building as non-contributing to the Don Gaspar Area Historic District.

"The HDRB approved an approximately 535 square foot addition with a pitched roof to a height of 16' 8" at the July 10, 2007 hearing (attached).

"The applicant has considered the comments of the Board from the April 10, 2007 hearing and the July 10, 2007 hearing and has redesigned the project.

"This application proposes the following:

"Construct an approximately 483 square foot addition to a height of approximately 14' where the maximum allowable height is 16' 8" on the north, alley-facing elevation. The building is proposed to have a flat roof rather than the previously approved pitched roof, which was to the maximum allowable height. The metal pitched roof of the existing building will remain and the existing fireplace will be removed.

"Windows are proposed to be true divided light wood casement windows in the color white. Doors will be divided light as well. Three small divided light clerestory windows are proposed on the west and south elevations. The openings on the south elevation of the existing structure will not be enclosed or infilled with windows.

"The building will be made from adobe and will be stuccoed with a cementitious stuccoed in a reddish-brown color to match the existing structures.

"The applicant states that the skylights will not be publicly visible and that no rooftop equipment is proposed. The applicant also states that the exterior light fixtures will be down lights and asks if the final design may come to staff for approval.

STAFF RECOMMENDATIONS:

"Staff recommends approval on the condition that no skylights are publicly visible and that exterior lighting is downward lighting and that the final design is approved by staff. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for all H Districts and Section 14-5.2 (H) Don Gaspar Area Historic District Design Standards."

Present and previously sworn was Mr. Peter Wolf who said that Tom Parks was just trying to put in a small extra space on his property.

Chair Woods asked about the detail on the stucco and the windows.

Mr. Wolf said the color was close to La Luz on it. It was to be continued. He said the window would be white.

Ms. Shapiro asked about insulation.

Mr. Wolf said he would foam it on the outside.

Ms. Rios asked if he were using cementitious stucco. Mr. Wolf agreed.

Mr. Frost asked if this was the final design.

Mr. Wolf said he hoped so.

Chair Woods asked about the wavy parapet.

Mr. Wolf said he would have a softer waviness.

There were no speakers from the public regarding this case.

Mr. Newman moved to approve Case #H 07-38 per staff recommendations and conditions staff included. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

3. **Case #H-07-98.** 258 ½ A&B Staab + 221 A&B McKenzie. Downtown & Eastside Historic District. James Gay and Victoria Rogers, agents/owners, propose to construct approximately 340 sq. ft. of portals and construct window openings on a non-contributing building. (Marissa Barrett)

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

BACKGROUND AND SUMMARY:

“The Vernacular style multifamily residential building located at 258½ A & B Staab and 221½ A & B McKenzie Street was built after 1971 according to Historic Cultural Properties inventory and the 1971 plat. The building is listed as non-contributing to the Downtown and Eastside Historic District.

“On August 14, 2007 the HDRB approved the replacement of all non-compliant

aluminum windows and doors on the non-street facing west and east elevations with wood aluminum clad divided lights (no snap in muntins). All header heights were to remain and all new windows and doors met the 30" window rule. Four window sills, two on the west and two on the east, were approved to be lowered to create openings for divided light sliding doors. Windows and doors were proposed to be finished in Hunter Green, Desert Sand, or Black and final color selection was to be approved by staff as per HDRB conditions.

"The building was to be re-stuccoed using El Rey "Fawn."

"The gray gravel parking lots on both the Staab Street and McKenzie Street frontage were approved to be replaced with soft brown gravel.

The concrete walkways and patio, as well as the pre-fab brick composite areas were to be replaced with a 'traditional pattern' brick paving.

"Lastly approved was the removal of a 6' high wood slat fence on both the Staab Street facing and McKenzie Street facing elevation with a stuccoed yard wall to the maximum allowable height of 6'. The walls are to be stuccoed to match the building. Wrought iron pedestrian gates are to be installed in each wall. The iron material will be reused from the existing iron window and door grills.

"All existing exterior light fixtures are approved to be replaced. A photo example was provided.

"This application proposes the following amendment to the previous HDRB approval:

"Construct an approximately 170 square foot portal on both the north and south street facing elevations. The portals will match the existing height of 9' and will have wood posts, beams, carved corbels and a gutter. The roof will have a slight slope and the proposed roofing material is to be galvanized standing seam or galvanized corrugated metal (as per applicant via phone 10/16/07). All wood will be stained a reddish-brown color.

"Two new windows will be constructed on both the north and south elevations. Windows will be aluminum clad wood double hung divided light windows in the color slate or a rusted red.

"Lastly proposed is the replacement of the parking lot gravel with reddish brown stained concrete stamped with a 'traditional brick pattern.'

"Wall mounted light fixtures are indicated under the portals. Light fixtures have previously been approved for the east and west elevation but not for the north and south elevation.

STAFF RECOMMENDATIONS"

"Staff recommends approval on the condition that the parking lot remains gravel as previously approved, that the window trim color is clarified, and that the light fixtures are clarified. Otherwise this application complies with Section 14-5.2 (D) General Design Standards for All H Districts and Section 14-5.2 (E) Downtown and Eastside Historic District Design Standards."

Present and sworn was Mr. James Gay, 444 Galisteo Street, Santa Fe , New Mexico.

Chair Woods asked if he had anything to add.

Mr. Gay said they could live with the gravel parking.

Chair Woods asked about window color

Mr. Gay asked if they needed to decide now.

Chair Woods said they could bring colors to staff for approval. She suggested they bring down the portal. She pointed out that it went to the top of the parapet and portals were always lower than the parapet.

Mr. Gay said they could lower it to 7.5 feet. He said it was about nine feet now.

Mr. Newman suggested the windows, instead of being four over four, be six over six.

Mr. Frost said he liked the green color but not the red.

Ms. Martínez said on the original application the windows were to be either Hunter Green, Sand or Black.

Mr. Gay decided on green.

Mr. Frost asked if they would use the same fixtures on the portals.

Mr. Gay agreed.

There were no speakers from the public regarding this case.

Chair Woods summarized the recommendations included: six over six window painted green, reduce the portal to 7.5 feet, use the same light fixtures and parking lot remains gravel.

Mr. Frost moved to approval Case #H 07-98, per staff recommendations and the following conditions:

- 1. That gravel be retained,**
- 2. That the windows be six over six in green color,**
- 3. That the portal be dropped a minimum of one foot,**
- 4. That the same exterior lights be used.**

Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

- 4. Case #H-07-115.** 1677 Cerro Gordo. Downtown & Eastside Historic District. Mary Ray Cate, agent/owner proposes to construct a 107 sq. ft. addition to a non-contributing guesthouse and to install two skylights and two photovoltaic panels which would not be publicly visible. (David Rasch)

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

BACKGROUND AND SUMMARY:

"1677 Cerro Gordo Road is a single-family residence that was constructed in 1980 in the Spanish-Pueblo Revival style. A free-standing 782 square foot guesthouse was constructed in 1986. The buildings are located in the Shayakin subdivision and they are listed as non-contributing to the Downtown and Eastside Historic District.

"On September 25, 2007, the Historic Design Review Board conditionally approved an application to construct a free-standing garage and studio and to alter a coyote fence but postponed action on a solar panel installation on the primary residence roof due to public visibility and denied the reuse of non-compliant windows on a guest house addition.

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

1. "Photovoltaic panels will be installed on the roof of the guesthouse behind the two-story residential building. The panels will not be publicly visible.
2. "A 107 square foot addition will be constructed on the south elevation of the guesthouse. The addition will have an angled design that mimics the angled design on the primary residence. The two new windows comply with the 30" rule, but the Board should confirm that the windows will be true or simulated divided-lights rather than snap-in muntins.
3. "Two 2x4 skylights will be installed in the roof that will not be visible from a public way.

STAFF RECOMMENDATIONS:

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

Present and sworn was Mary Rae Cate, 1677 Cerro Gordo Road, who said she was pleased with the comments last time. She felt it was a better design. She said Randy was here earlier from Parks and was not feeling well. The original reason for the solar voltaic panels was so no conduit trench would be needed. They were less obtrusive on the guesthouse and the extra expense was not that much.

Ms. Walker asked if the windows would be true or simulated divided lights.

Ms. Cate agreed and said she was open to suggestions.

Mr. Newman said he liked it the way it was.

Ms. Shapiro asked if they were double hung

Ms. Cate said they were.

Ms. Rios asked if staff agreed they were not visible.

Mr. Rasch said yes, because of the piñon.

Public Comment -

Present and previously sworn was Mr. Wolf who asked, since she had tried to

conceal the new ones, if she could do that to the old ones.

Ms. Cate said it was actually a water heater on the roof and was very efficient solar water heater and it could not be laid down.

Ms. Walker moved to approve Case #H 07-115 per staff recommendations with true or simulated divided light windows. Ms. Rios seconded the motion and it passed by unanimous voice vote.

NEW BUSINESS

1. Case #H-07-122. 613 Old Santa Fe Trail. Downtown & Eastside Historic District. NM Association of Counties, agent/owner, proposes to replace a 32' wide x 4' high bi-leaf metal pipe vehicular gate and infill the remaining opening with 6.5' high coyote fencing and an arched wooden pedestrian gate and to reduce the height of a 64" high yardwall to 48" on a significant property. (David Rasch)

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

BACKGROUND AND SUMMARY:

"613 Old Santa Fe Trail is a commercial building, known previously as the Old Santa Trail Books and Coffeehouse and presently as the New Mexico Association of Counties, was constructed by 1912 in the Queen Anne style. There have been additions constructed on the rear of the building. The building is listed as significant to the Downtown & Eastside Historic District.

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

1. "An existing 32' wide x4' high two-leaf manually swinging metal pipe gate of non-historic date will be removed from the rear driveway entrance. A 16' wide x4' high metal swinging gate will be installed. The gate is designed with vertically oriented character.

"The remaining area of opening between existing pilasters will be infilled with coyote fencing and an arched wooden pedestrian gate that will mimic the existing coyote fencing in style.

2. "An existing 64" high stuccoed yardwall of unknown date at the southwest

corner of the lot along Old Santa Fe Trail with be altered. The adjacent property owner has submitted permission to this applicant to perform the requested work.

"The yardwall will be reduced to 4' high to match adjacent wall heights.

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 design standards."

Present and sworn was Ms. Carol Stodgler, 917 Don Juan, who said she had nothing to add to the staff report. She said the gate was really flimsy and hard to maneuver. A new gate would be more attractive and functional. The lowering of the wall was for visibility.

Ms. Walker asked if three feet would be better.

Ms. Stodgler said it would help significantly.

Ms. Shapiro moved to approve Case #H 07-122, per staff recommendations. Mr. Frost seconded the motion.

Ms. Rios said the visibility triangle should conform to City Code.

Chair Woods said that was not in their jurisdictions.

The motion passed by unanimous voice vote.

2. **Case #H-07-123.** 515 + 519 Cerrillos Road. Transition District. Martínez Architecture Studio, agent for Wiv Co, proposes to remodel a contributing building by restoring the front primary elevation and construct a 4,480 sq. ft. addition on the rear-non-primary elevation and remodel a non-contributing building by removing approximately 1,891 sq. ft. and constructing a 1,613 sq. ft. addition and constructing a 4,284 sq. ft. building to a height of 36' where the maximum allowable height was a 15', a height exception was requested (Section 14-5.2 D, 9). (David Rasch)
Mr. Rasch presented the staff report for this case as follows:

BACKGROUND AND SUMMARY:

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

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

"The two buildings with open space encompass a lot size of 51,031 square feet. The property is proposed to be developed as a mixed use project with 20,500 square feet of commercial space and 15 residential units.

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

1. "The contributing 8,041 square foot structure at 519 will be restored and remodeled. The non-original alterations to the primary elevation will be removed. An approximately 4,480 square foot addition will be constructed on the rear to match the existing height. The applicant should confirm that the addition is within the 50% footprint rule (Section 14-5.2 D, 2, d).
2. "The non-contributing 6,555 square foot structure at 515 will be remodeled. Approximately 1,891 square feet of structure will be removed and approximately 1,613 square feet of additions will be constructed on the north side to match the existing height.
3. "A 4,284 square foot building will be constructed over a sub-grade parking lot to a height of 36' where the maximum allowable height is 15' as determined by a two-street frontage linear calculation. A height exception (Section 14-5.2 D, 9) is requested and the required criteria responses are attached.
4. "A 'portal' will be constructed at the parking entrance on Manhattan to a height of approximately 15'.
5. "Solar panels will be installed on all buildings. Detailed designs and locations were not submitted and the Board should confirm if the installations will be publicly visible or not.

STAFF RECOMMENDATION:

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

Present and previously sworn was Mr. Richard Martínez.

Chair Woods said that with these drawings, on this scale, she didn't have a clue what was going on and definitely needed it.

Mr. Martínez showed the full scale drawings to the Board with parking on the rear at the lowest level. He pointed out the renovation area with residential in the back. The back of Healey Matthews would be taken down. He said they requested a set back variance because Cerrillos required a 15' set back in order to build on the street.

Chair Woods asked if it was all parking.

Mr. Martínez said it was and was at street level on the left and four feet down on the right.

Chair Woods asked if most of it was covered.

Mr. Martínez showed what part was covered. Then he showed where it was open.

Chair Woods asked for the height of those structures.

Mr. Martínez said it was about 26' from existing grade and 27' at back and on the left it was 32'. He said a retaining wall went all around the parking lot. He pointed out where the commercial was and where the residential was (two story on Luna Building) Healey Matthew was one story and would remain as the same height. He said there would be a total of fifteen units. Then he corrected himself that the Healy Matthew portion was two-story.

Mr. Frost asked how high it was.

Mr. Martínez said it was 30' above existing grade.

Mr. Frost asked how high the first floor would be above grade.

Chair Woods clarified, if you were outside the building, would you see down into

the parking area or was there a wall.

Mr. Martínez said that between the two buildings were stairways and walk ways.

Chair Woods asked, if she stood where the Healey Matthews building was.

Mr. Martínez said that from the lot, you would see below the building.

Mr. Newman pointed out that the walls were retaining walls and blocked the view of it "floating" and the drawing did not show where the grade level was.

Mr. Martínez said they went to the BCD DRC and confirmed they were no where near the zoning limits on it.

He showed some "dups" of it looking west from Montezuma, one on Montezuma looking east, Cerrillos Road looking north, one from Cerrillos Road looking south and one on Sandoval, looking south.

He referred to the height map of the area and pointed out his building and gave discrepancies in the heights shown on the official map from their actual heights. He said there were City maps that showed them at 26' and 26' 6".

He said they were hoping to could get an exception at 32'. It was off the street and would help block the very tall building behind it. He showed the comparisons and pointed out the relative heights. It was lower than the building behind it which was a three story building. He said they were surveyed heights, not estimates.

Mr. Martínez said Section 14-5.2 D, 9, 4 stated that the Board could consider the relative height within the ordinance.

He explained that they would restore the glass on the front and the brick on the side, the top parapet detail on the buildings behind, and the brick panel to tie them together. He added that a portion of the Luna building would not be roofed and the addition would not be over 50% of the historic footprint.

He said in the Transition District, solar panels were encouraged. He pointed out that they had different rules and he read it from the code. He added that they were not raising the parapet.

Chair Woods asked what the height was with the screen.

Mr. Martínez replied that he would have to measure off the drawings.

Mr. Rasch - read the code section. It said solar collectors would not be added.

Mr. Martínez said it was proposed on the contributing building.

Mr. Rasch quoted that it shall not be added if publicly visible.

Mr. Martínez read from the Transition District Code in the solar section.

Chair Woods interpreted the code that it was encouraged but not on a contributing building.

Mr. Martínez said the exception they requested was to construct a two-story building and screening the building behind theirs.

Chair Woods said they needed to know the height of the building.

Mr. Rasch said he measured it at 36' but he could be long.

Mr. Martínez measured 35' 6" and said thirty six was fine. He clarified it was from the lower grade.

Mr. Newman asked what the height was at Montezuma.

Mr. Martínez said it would be about 34' from Montezuma.

Mr. Newman said the retaining wall did screen the parking.

Mr. Martínez agreed.

Chair Woods said she had never seen a portal that looked like that and asked what it was.

Mr. Martínez said it played off the curved and brick panels. It was all across the front including the curved part.

Chair Woods said although she did this for a living, she had never been as confused. She thought they needed a model. She noted there were "a million different details going on; different fenestrations, and no two of them were alike. I'm trying to understand it." She said the Board needed to understand it.

Mr. Martínez said he had not had this problem at other boards.

Mr. Newman suggested the portal along Montezuma was more of a screen wall than a portal.

Mr. Martínez said there was a roof. It was not really a portal. He described it as a parapet with a roof behind it.

Chair Woods said it had holes punched in it.

There were no speakers from the public concerning this case.

Mr. Newman said that he did get it although it was a complex project and he liked the project very much in all regards. But if there were questions from the rest of the Board, then it needed to come back. He said he had several questions about finishes. He agreed a model would be ideal but didn't know if it would need to have all the building detail or just a massing detail.

Chair Woods thought it was hard to act at this point. It was up to the Board whether to give the exception or not. She thought the fenestration was so complex that a massing model would not do it.

Mr. Frost referred to the south elevation on the far right and said it looked like windows with a big picture window and the openings looking through. He said he had difficulty seeing what it really was.

Chair Woods said it might all work together. She explained that in the future, they were going to require a model. They needed to see it and yes, it was an expense but she didn't know what else to do. She felt it was good that he was trying to hide the ugly building in the back.

Ms. Shapiro said she would like to see the streetscape on the south side. It was difficult to see which were cut outs and which were windows.

Mr. Martínez said they were hoping for some action here tonight.

Chair Woods said he was not going to get it. She commented that Don (Wiviott) was a friend of hers and she was hoping not to irritate him but this was a huge project and it was a lot to ask.

Mr. Martínez asked how he could get the information to them.

Mr. Rasch said he could look at the model in his office and suggested they could also do 11x14s.

Chair Woods added that he also didn't provide the finishes and colors.

Mr. Rasch said staff didn't have it with the packet.

Present and sworn was Mr. Mitch Davenport, 91 Ave Frijoles, who said he was under the impression that there was one issue to be resolved and that was the height. But he noted that since then they had been discussing a lot of other things. He said he only wanted to know if they could have the height and if the answer was no, then he would go on from there.

Chair Woods responded that there were lots of things the Board had to look at. It was not just about height.

Mr. Davenport asked, as a developer, if it was unreasonable to get beyond the height issue and then he would be glad to come back.

Chair Woods asked the Board

Mr. Frost asked Mr. Martínez what the height was that he measured.

Mr. Martínez said he didn't.

Mr. Rasch clarified that the Board could grant it since it was posted.

Ms. Walker said she would like to see the model and felt it was possible it could work but this was not a good enough presentation.

Ms. Rios said he would get the answer but now it was too difficult. She said he would get a better answer to come back with drawings.

Ms. Shapiro said she needed new height calculations to determine if the exception could be granted. She said they needed a model to see the relationship with everything around it so they could determine that it was not too high. There were many heights within this project and it was right off the corridor coming into town. She felt if they got it wrong, there was nothing they could do about it.

Mr. Newman agreed there was no question that a model would help. He said his gut reaction was that it was okay.

Mr. Rasch explained that in the height exception request, the staff must use the city official map.

Mr. Newman explained to Chair Woods the legal opinion on the city official map as it had been hashed out in the First National Bank case.

Chair Woods said the Board wanted to work with him and just wanted to understand the project better.

Mr. Davenport said he had hoped he wouldn't have to come back but he would do it.

Ms. Rios moved to postpone Case #H 07-123 to give the applicant an opportunity to do a model that showed fenestration of windows and differentiate between cut outs and windows, three dimensional drawings, as well as colors, and materials, Ms. Walker seconded the motion and it passed by unanimous voice vote.

3. **Case #H-07-124.** 651 E. Palace Ave. Downtown & Eastside. Jeffery Wiggins, agent/ owner, proposes to construct a 44 sq. ft. shed to a height of 9' and a yardwall to a height of 6'. A pitched roof exception and an architectural style exception were requested (Section 15-5.2 D, 9, d and E). (David Rasch)

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

BACKGROUND AND SUMMARY:

"651 East Palace Avenue is a single-family residence that was constructed by 1928 in the Hipped Cottage style. The building is listed as significant to the Downtown and Eastside Historic District.

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

- "1. A 44 square foot shed was constructed behind the residence in a non-publicly visible location without permission or a permit and a stop work order was issued. The shed will be 9' high where the maximum allowable height is 17' 1", as determined by a radial calculation.

"It is designed in a style that is not Spanish-Pueblo Revival or Territorial Revival, with exterior walls finished with aluminum siding rather than an earth-tone (Section 14-5.2 E). An exception to the architectural style is requested and the responses to the exception criteria are attached. Another standard regarding amount of stucco finish to other materials pertains to publicly visible elevations only.

"The shed is proposed to have a shed roof. The roof pitch calculation for the streetscape is 32%. 50% of the streetscape must have pitches for a new pitch to be constructed (Section 14-5.2 D, 9, d). An exception is requested for the pitch and the responses to the exception criteria are attached.

"2. A CMU wall was constructed without permission or a permit at the rear of the property and a stop work order was issued. The wall is over the 6' maximum allowable height and the applicant proposes to reduce the height to 6' and stucco the wall to match the residence. A wooden pedestrian gate will be installed in the wall.

STAFF RECOMMENDATION

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

Mr. Rasch clarified that the shed was actually visible from a public way.

Present and sworn was Mr. Jeff Wiggins, 350 Collingwood Street, San Francisco, California.

He said he didn't have a great deal to add except the shed was built in error and the sheds were not where they would be. He said he would tear one down of them and the other would be moved behind the house and not visible in its new position.

Mr. Newman referred to page 20 and asked the applicant to point it out. He did so.

Ms. Shapiro asked where the other shed was.

Mr. Wiggins said it was parallel to the other and he would like to tear it down.

Ms. Shapiro asked if the new location would not be visible at all. Mr. Wiggins agreed.

Mr. Frost asked if they needed to consider the exception for roof style.

Mr. Rasch said they did as well as the color.

Public Comment

Present and sworn was Ms. Louella Vigil Dowd, 645 East Palace, who said her concern was the pitch and the aluminum building. She said her family had been at 645 Palace for over a hundred years and they looked down on his property.

She felt another pitched roof would hurt the integrity of their neighborhood. A shiny building and looking down on it was her concern.,

Ms. Rios asked the applicant to respond.

Mr. Wiggins said there was no place where they could see it. If they walked up to the corner of their lot they could see it. It was part of a long-standing disagreement.

Ms. Rios asked how big the shed was.

Mr. Wiggins said it was 44 square feet.

Mr. Frost asked about the slope

Mr. Wiggins said it sloped a few inches.

Mr. Frost asked what materials were used.

Mr. Wiggins said it was aluminum as used on a roof.

Mr. Newman said his life and the Board's would be much easier if he just made it a stucco shed and he didn't see a compelling reason not to stucco. It seems like it could be an adobe looking building.

Mr. Newman moved to approve Case #H 07-124 with a flat roof and a stucco wall and parapet and drawings be brought to staff for approval. Ms. Walker seconded the motion and it passed by unanimous voice vote.

MATTERS FROM THE BOARD

None.

ADJOURNMENT

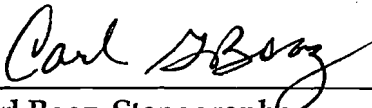
Mr. Frost moved to adjourn the meeting. Ms. Shapiro seconded the motion and it passed by unanimous voice vote.

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at approximately 10:15 p.m.

Approved by:

Ms. Sharon Woods, Chair

Submitted by:



Carl Boaz, Stenographer