



# Agenda

DATE 8/21/13 TIME 9:50a  
SERVED BY Camille Vigil  
RECEIVED BY [Signature]

## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, August 27, 2013 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, August 27, 2013 at 5:30 P.M.

SANTA FE COMMUNITY CONVENTION CENTER

LAMY ROOM

A M E N D E D

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: August 13, 2013
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-11-047 100 Block of Camino del Campo  
Case #H-13-004 918E Acequia Madre  
Case #H-13-068 435 Arroyo Tenorio  
Case #H-13-069 322A Camino Cerrito

Case #H-13-070A 1562 Canyon Road  
Case #H-13-070B 1562 Canyon Road  
Case #H-13-071 211 E. Berger St., Unit C

- F. COMMUNICATIONS
- G. BUSINESS FROM THE FLOOR
- H. ACTION ITEMS

1. Case #H-13-018. 774 Acequia Madre. Downtown & Eastside Historic District. Joseph Martinez, agent for Elizabeth Travis, owner, proposes to construct an approximately 132 sq. ft., 10'6"-high addition on a contributing residence. (John Murphey).
2. Case #H-13-012. 60 E. San Francisco and 113 E. Water Streets. Downtown & Eastside Historic District. Duty & Germanas, Architects, agent for 60 East Corp, owner, proposed to build a second-story dining deck and expand a third-story patio on this non-contributing commercial building. (John Murphey).
3. Case #H-13-073. 908 & 908 ½ Galisteo Street. Don Gaspar Area Historic District. Lon Perry, agent for Tom Bachicha, owner proposes to replace windows, remove a door, install screened rooftop equipment, below the 15' maximum allowable height, re-stucco, and make other changes to this contributing residence. (John Murphey).
4. Case #H-13-074. 927 Canyon Road. Downtown & Eastside Historic District. Joseph D. Gonzales, agent for Joe R. Baca, owner, proposes to demolish a non-contributing garage. (John Murphey).

5. **Case #H-13-076.** DeFouri Street Bridge. Downtown & Eastside Historic District. Richard Rotto, agent for City of Santa Fe, Public Works Department, owners, proposes to reconstruct this non-statused bridge. (John Murphey).
6. **Case #H-11-051.** 250 E. Alameda Street. Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residences, owners, proposes to amend a previous approval to construct a 3-story addition on a non-contributing commercial structure by proposing to construct a 310 sq. ft. addition on the SW side and to install three small fixed windows in a courtyard. (David Rasch).

**I. MATTERS FROM THE BOARD**

**J. ADJOURNMENT**

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 for more information regarding cases on this agenda.

Persons with disabilities in need of accommodation or an interpreter for the hearing impaired should contact the City Clerk's office at 955-6520 at least five (5) working days prior to the hearing date. Persons who wish to attend the Historic Districts Review Board Field Trip must notify the Historic Preservation Division by 9:00 am on the date of the Field Trip.



Agenda DATE 8/27/13 TIME 2:15pm  
SERVED BY Camille Taylor  
RECEIVED BY [Signature]

**HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP**

**TUESDAY, August 27, 2013 at 12:00 NOON**

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

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**TUESDAY, August 27, 2013 at 5:30 P.M.**

**SANTA FE COMMUNITY CONVENTION CENTER**

**LAMY ROOM**

**A. CALL TO ORDER**

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**C. APPROVAL OF AGENDA**

**D. APPROVAL OF MINUTES: August 13, 2013**

**E. FINDINGS OF FACT & CONCLUSIONS OF LAW**

Case #H-11-047	100 Block of Camino del Campo	Case #H-13-070A	1562 Canyon Road
Case #H-13-004	918 E. Acequia Madre	Case #H-13-070B	1562 Canyon Road
Case #H-13-068	435 Arroyo Tenorio	Case #H-13-071	211 E. Berger St., Unit B & C
Case #H-13-069	322A Camino Cerrito	Case #H-13-072	123 E. Buena Vista Street

**F. COMMUNICATIONS**

**G. BUSINESS FROM THE FLOOR**

**H. ACTION ITEMS**

1. Case #H-13-018. 774 Acequia Madre. Downtown & Eastside Historic District. Joseph Martinez, agent for Elizabeth Travis, owner, proposes to construct an approximately 132 sq. ft., 10'6"-high addition on a contributing residence. (John Murphey).
2. Case #H-13-012. 60 E. San Francisco and 113 E. Waters. Downtown & Eastside Historic District. Duty & Germanas, Architects, agent for 60 East Corp, owner, proposed to build a second-story dining deck and expand a third-story patio on this non-contributing commercial building. (John Murphey).
3. Case #H-13-073. 908 Galisteo Street. Don Gaspar Area Historic District. Lon Perry, agent for Tom Bachicha, owner proposes to replace windows, remove a door, install screened rooftop equipment, below the 15' maximum allowable height, re-stucco, and make other changes to this contributing residence. (John Murphey).
4. Case #H-13-074. 927 Canyon Road. Downtown & Eastside Historic District. Joseph D. Gonzales, agent for Joe R. Baca, owner, proposes to demolish a non-contributing garage. (John Murphey).

5. Case #H-13-076. DeFouri Street Bridge. Downtown & Eastside Historic District. Richard Rotto, agent for City of Santa Fe, Public Works Department, owners, proposes to reconstruct this non-statused bridge. (John Murphey).
6. Case #H-11-051. 250 E. Alameda. Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residences, owners, proposes to amend a previous approval to construct a 3-story addition on a non-contributing commercial structure by proposing to construct a 310 sq. ft. addition on the SW side and to install three small fixed windows in a courtyard. (David Rasch).
7. Case #H-13-075. 618 Old Santa Fe Trail . Downtown & Eastside Historic District. Jason Krause, agent for Krause Properties, owner, proposes to replace rooftop equipment, of which one is publicly-visible, on a significant structure and construct a stuccoed screen wall. An exception is requested to screen the equipment (Section 14-5.2(D)(3)(b)). (David Rasch).
8. Case #H-12-089. 613 W. San Francisco Street. Westside-Guadalupe Historic District. Martinez Architecture Studio, agent for Paul and Suzanne Petty, owners, proposes to remodel a contributing residential structure by replacing the pitched roof, replacing a portal, finish the existing addition in stone, face a chain-link fence with coyote latillas, install a copyote vehicular gate, and other site work. An exception is requested to alter opening dimensions on a primary elevation (Section 14-5.2(D)(a)(i)). (David Rasch).

#### **I. MATTERS FROM THE BOARD**

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**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**  
August 27, 2013

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Action Items		
1. <b><u>Case #H-13-018.</u></b> 774 Acequia Madre	Approved as recommended	3-4
2. <b><u>Case #H-13-012.</u></b> 60 East San Francisco & 113 E. Water Street	Approved as submitted	4-7
3. <b><u>Case #H-13-073.</u></b> 908 /908½ Galisteo Street	Approved with conditions	7-14
4. <b><u>Case #H-13-074</u></b> 927-929 Canyon Road	Approved demolition	14-15
5. <b><u>Case #H-13-076</u></b> DeFouri Street Bridge	Postponed with directions	15-25
6. <b><u>Case #H-11-051</u></b> 250 East Alameda	Approved as presented	25-27
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**MINUTES OF THE**  
**CITY OF SANTA FÉ**  
**HISTORIC DISTRICTS REVIEW BOARD**

**August 27, 2013**

**A. CALL TO ORDER**

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Chair Sharon Woods on the above date at approximately 5:30 p.m. in the Lamy Room, Santa Fé Community Convention Center, 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. Edmund Boniface  
Mr. Frank Katz  
Ms. Christine Mather

**MEMBERS ABSENT:**

Ms. Karen Walker [excused]  
One Vacancy

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
Mr. John Murphey, Senior Historic Planner  
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 requested an amendment to the caption for Case #H-13-074 to change the address to 927

and 929 Canyon Road.

**Mr. Katz moved to approve the agenda as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

#### **D. APPROVAL OF MINUTES: August 13, 2013**

Mr. Katz requested a change on page 4 where it should say, "balconies" not "footprints."

Ms. Rios requested a deletion of the fifth paragraph under Matters from the Board on page 23.

Ms. Mather requested a change on page 5 where she asked if there any requirements for cantilevers in this district. And on page 8 near the top it should say "elevations" not "evaluations."

Chair Woods requested a change on page 3 where the 2<sup>nd</sup> line got repeated twice.

**Mr. Katz moved to approve the minutes of August 13, 2013 as amended. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

#### **E. FINDINGS OF FACT & CONCLUSIONS OF LAW**

Case #H-11-047      100 Block of Camino del Campo

Case #H-13-004      918E Acequia Madre

Case #H-13-068      435 Arroyo Tenorio

Case #H-13-069      322A Camino Cerrito

Case #H-13-070A    1562 Canyon Road

Case #H-13-070B    1562 Canyon Road

Case #H-13-071      211 E. Berger St., Unit C

**Ms. Mather moved to approve the Findings of Fact and Conclusions of Law as amended (change of address on Arroyo Tenorio). Mr. Boniface seconded the motion and it passed by unanimous voice vote.**

#### **F. COMMUNICATIONS**

There were no communications.

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

Chair Woods announced to the public that anyone wishing to appeal a decision of the Board could file the appeal to the Governing Body within fifteen days after the date the Findings of Fact and Conclusions of Law for that case were approved by the Board.

## **H. ACTION ITEMS**

1. **Case #H-13-018. 774 Acequia Madre.** Downtown & Eastside Historic District. Joseph Martínez, agent for Elizabeth Travis, owner, proposes to construct an approximately 132 sq. ft., 10'6"-high addition on a contributing residence. (John Murphey).

Mr. Murphey gave the staff report as follows:

### **BACKGROUND AND SUMMARY:**

Located near the corner of Acequia Madre and Abeyta Street, 774 is a large, multi-mass Spanish-Pueblo Revival house with separate standalone units, including the "Studio," the subject of this application. Constructed in the late 1930s, along with the house, the structure was originally a garage, later converted into an apartment. Both the main house and studio are contributing to the Downtown and Eastside Historic District.

### **Primary Façades**

Three of the four elevations of the studio are fenestrated. Windows consist of non-historic, divided-light windows in either casement or awning operations. The most distinctive elevation is the east, street-facing façade (#4), with its horizontal arrangement of windows. This elevation is recommended as the primary façade for the structure.

### **Project**

The applicant proposes to build a small addition to the west side of the studio. At approximately 132 sq. ft., it will match the height of the existing structure. Several small windows are proposed which will match the studio's non-historic true-divided light wood windows. It will be stuccoed the same color as the studio. Due to its placement along the west zero-lot-line, the applicant sought permission, through a Building Setback Affidavit, from the neighbor to build at this location.

### **STAFF RECOMMENDATION:**



Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E). Staff additionally recommends designating the east elevation, #4, as the primary façade for the studio.

#### Questions to Staff

Ms. Mather asked if there was no public visibility of this project. Mr. Murphey agreed.

Ms. Mather asked if it was connected at Poiñente.

Mr. Murphey pointed it out on the site plan and said it was filling in that corner.

Ms. Mather understood there was no connection.

Chair Woods said that the applicant entered new drawings into the record at the meeting [attached to these minutes as Exhibit 1].

#### Applicant's Presentation

Present and sworn was Mr. Joseph Martínez, 3001 who had nothing to add to the Staff Report.

#### Questions to the Applicant

Ms. Rios asked if he was proposing anything on the roof.

Mr. Martínez said he was not and the project would match the building throughout.

Ms. Mather asked about any lighting.

Mr. Martínez said the existing sconce would remain.

Ms. Mather thought it seemed like fairly narrow pathway between.

Mr. Martínez said that was the minimum width and it complied with code.

There were no speakers from the public regarding this case.

#### Action

**Ms. Rios moved to approve Case #H-13-018 as recommended and designate the east façade (#4) as primary. Mr. Katz seconded the motion and it passed by unanimous voice vote.**

2. **Case #H-13-012. 60 E. San Francisco and 113 E. Water Streets.** Downtown & Eastside Historic District. Duty & Germanas, Architects, agent for 60 East Corp, owner, proposed to build a second-story dining deck and expand a third-story patio on this non-contributing commercial building. (John Murphey).

Mr. Murphey gave the staff report as follows:

**BACKGROUND AND SUMMARY:**

113 East Water Street is a three-story, vaguely Spanish-Pueblo Revival stepped façade commercial building built in c.2003 as the south entry of the Santa Fé Arcade. It is noncontributing to the Downtown and Eastside Historic District.

**Project**

The applicant proposes a project to build a new deck on the second floor and extend another deck on the third floor of the building's south façade.

**Second Floor**

The applicant originally came before the Board on March 12, 2013, with a proposal to build a dining deck spanning nearly the entire width of the façade. To achieve this, the applicant, through an anticipated lease agreement with the City of Santa Fé, would place structural posts in the sidewalk to support a deck extending approximately 5'-0" from the wall.

The Board postponed the application, requesting the applicant provide a better perspective or model to illustrate the height and design of the proposed structure. The Board additionally required the applicant to resolve all underlying zoning issues, especially in regard to ADA requirements for sidewalk clearance.

The applicant had returned with a revised design. The revision proposes a much smaller deck at the center of the building, spanning only the entry void. It will consist of a wood deck forming a balcony extending 4'-0" from the wall. It will be supported by carved wood corbels and framed by decorative wood spindle railing.

**Third Floor**

As with the earlier application, the applicant is proposing to expand Rooftop Pizza's existing dining deck by roughly 325 sq. ft. This will include extending over the void and across to the east mass of the second-story roof. The existing parapet will be used as a safety barrier. This part didn't change since March.

**STAFF RECOMMENDATION:**

Staff recommends approval of the application, as it complies with City of Santa Fé Land Use Code, Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (E), Downtown and Eastside Historic District.

#### Questions to Staff

Chair Woods noted on the mid balcony there was a new parapet. She asked if that new part was going across and connecting the buildings.

Mr. Murphey suggested the applicant could answer that.

Ms. Mather asked how much square footage would be added on that floor.

Mr. Murphey said it was 325 square feet on the third floor. He didn't know the amount to be added to the second floor.

Mr. Katz asked if there was any problem with the cantilever out 4 feet.

Mr. Murphey said it was allowed by code because of the corbels.

Mr. Rasch explained the rules allowed cantilevers up to 18", up to 4' with corbels and over that with posts.

#### Applicant's Presentation

Present and sworn was Mr. Michael Duty, 404 Kiva Court, who explained that this was a result of a compromise. Last time there were two essential questions. It was never an ADA requirement at issue but the city mandated 5' sidewalks so they removed the posts on the sidewalk and reduced the cantilever to 4' with corbels to stay within the rule.

The second issue was that they had a roof over this deck and the Board had a concern about its appearance so it was removed so now there was just a deck on second floor and the addition was about 150 square feet indoors (not the deck). He clarified that it was not new interior space.

The parapet was new and they were moving it forward so the overall shape and appearance wouldn't change.

Ms. Mather recalled issues about awnings.

Mr. Duty said that was separate case and they would back a revised submission for it later.

Ms. Rios asked about the length of the balcony on the second floor.

Mr. Duty thought it was about 20' - 22'. It was a drawing of the Water Street floor plan.

Mr. Murphey said it appeared to be 28'. Mr. Duty agreed.

Ms. Rios asked why that entire space was used and if he could reduce it.

Mr. Duty said it had to be at least 24' because of the space between the two sections and then allowing it to turn back to the building for the corbels. They couldn't put corbels in the void.

Chair Woods thought the void was less than 24' but more like 18 - 20'.

Mr. Duty said the opening was about 21-22' and the overlap was about 3' on each side.

Chair Woods said it could be 2 feet. She asked him to show the Board where parapet was going to be added.

Mr. Duty showed the top floor and identified the existing parapet. He said they would take it straight across to the other side.

Chair Woods asked if the railing above the parapet was existing.

Mr. Duty said it was being added.

Chair Woods asked if it had a slight reveal then.

Mr. Duty agreed. But added they would return it about 12". We would create a break right there.

Chair Woods asked what material would be used.

Mr. Duty said the railing and the corbels would be wood.

Ms. Rios asked about the finish.

Mr. Duty said they would have turpentine and linseed oil on pine. All the rest of them were oiled finish and that caused them to darken naturally. They would have a reveal on both sides.

There were no speakers from the public regarding this case.

#### Action

**Mr. Boniface moved to approve Case #H-13-012 as presented as it met the standards. Mr. Katz seconded the motion.**

**Chair Woods requested a friendly amendment that the cantilever not extend more than 2½'. Mr. Boniface accepted the amendment as friendly and the motion passed by unanimous voice vote.**

- 3. Case #H-13-073. 908 & 908 ½ Galisteo Street.** Don Gaspar Area Historic District. Lon Perry, agent for Tom Bachicha, owner proposes to replace windows, remove a door, install screened rooftop equipment, below the 15' maximum allowable height, re-stucco, and make other changes to this contributing residence. (John Murphey).

Mr. Murphey gave the staff report as follows:

### **BACKGROUND AND SUMMARY:**

Located on the west side of Galisteo Street, the subject property consists of two separate homes (908 and 908 ½) joined together under one ownership. Each is one story and constructed of adobe. The front portion had a massed form and a flat roof; the back portion is essentially a rectangle with a shed roof with extended eaves. Constructed before 1912 they have evolved over the years in mass and haven taken on the look of the Spanish-Pueblo Revival style. Together, they are contributing to the Don Gaspar Area Historic District.

### **Historical Overview**

The buildings appear on the 1912 King's Map as roughly rectangular, single-pile dwellings separated by a north-south double-adobe wall. The front dwelling was home to Julian Padilla, owner of both dwellings; the back occupied by Felipe Romero, a physician. The dwellings remained in dual use through the late 1940s, each housing transitory tenants identified in city directories as laborers. In c.1949, former state comptroller, Gilberto Mirabel, purchased the property, with his family occupying the back unit. In around 1950, Mirabel's daughter, Cecilia, married Tom Bachicha, originally from Encino, New Mexico. The newlyweds lived in the front dwelling. Tom worked as an electrician, his wife as a social worker. Tom Bachicha, 90, lived in the front house until recently, moving to the Albuquerque area to be closer to his family.

### **Primary Façades**

For the purpose of this review the primary residence and attached guesthouse are considered one dwelling. Together, only the east, street-facing elevation reveals any architectural quality, with its deep portal, exposed vigas and arrangement of historic pedimented-topped, double-hung, multi-light wood windows. The other elevations show little architectural influence and contain an array of historic and non-historic windows. In this regard, the east elevation (#1) is recommended as the primary façade.

### **Project**

The applicant requests a review of project to remodel the combined residence. The applicant was given in error a secondary permit to install a rooftop HVAC unit; other exterior work was done without permission.

Most of the work under review had already been completed.

## **Front House**

### **East**

The sash of two six-six over wood windows were removed on the east elevation and replaced with one-over-one units. The applicant has agreed to reinstall, or if necessary, refurbish the original RED-E-FIT, ROT-PROOF double-hung sash. In addition, new black-metal lantern sconces were installed at the front entry.

### **North**

Similar to the east, one six-over-six window was removed and replaced with a one-over-one unit. Again, the applicant has agreed to reinstall the original sash.

### **South**

A historic glass-and-wood panel door to the kitchen was removed and its opening filled in. A historic window at the master bedroom, unknown operation, was removed and replaced with new casements.

## **Rooftop Unit**

A rooftop unit was installed near the southeast corner and is visible from the street. The applicant placed a temporary wall to screen the unit but the equipment is still visible. A more permanent screen will be installed within the 15'-0" height limitation for the property (plan submitted with application).

## **Back House**

### **South**

Two glass-and-wood panel doors were removed and replaced with standard fanlight units.

### **North**

A set of wood casement windows at the utility closet were replaced with new units. As shown, the applicant has not yet installed, but requests to remove a three-over-one, double-hung wood window, and replace it with a standard fanlight door.

## **Miscellaneous**

The entire combined dwelling was painted in a color approximating El Rey's "Buckskin"; window trim was

painted turquoise.

**STAFF RECOMMENDATION:**

Staff recommends approval of the application, as it complies with City of Santa Fé Land Use Code, Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and (H), Don Gaspar Area Historic District, with the conditions that 1) the removed historic windows on the east and north elevations of the front house be reinstalled; 2) that any other historic windows not addressed in the application be retained; and 3) that the rooftop equipment be screened in a permanent fashion as to prevent visibility from a public way within the 15'-0" height limitation. Staff additionally recommends designating the east (#1) elevation the primary façade for the combined dwellings.

**Questions to Staff**

Ms. Mather was concerned about the number of changes without approval and how they could keep track of the things they were to put back in. She asked Mr. Murphey if he would give a schedule for it.

Mr. Murphey said he met with the applicant and thought they had a clear understanding. Staff recorded each elevation for window style and operation.

Ms. Mather noted that one historic door was removed and the report didn't say what became of it.

Mr. Murphey didn't know.

Ms. Rios asked if the windows removed that they saw on the site visit were going to be re-used.

Mr. Murphey said they removed the double-hung sash. When they examined those, they determined that some could be refurbished and others would need to be replaced. Staff would work with the applicant to determine which ones could be salvaged.

Ms. Rios asked if the building could retain contributing status with these changes.

Mr. Murphey said if the Board accepted the as primary the façade he recommended, he thought it would keep the status.

Ms. Mather asked if they would be required to replace in kind to maintain that status. Mr. Murphey agreed.

Ms. Mather asked if the doors were due for replacement.

Mr. Murphey said it was standard door unit that many people used. He didn't think it was sympathetic to what was removed but if not on a primary façade that would not do too much damage.

Chair Woods asked if they were stopped from their renovation.

Mr. Murphey agreed. They were red-tagged in March.

#### Applicant's Presentation

Present and sworn was Mr. Lon Perry, 100 Alamos Road, Corrales. He apologized because he didn't know the requirements. His 93 year old grandfather lives there and Mr. Perry was born and raised in that house. He had moved to Corrales and he came back to repair and refurbish things. He didn't know he needed to get a permit for those details. He had a building permit for the house. It needed a heating unit.

Chair Woods asked if he now understood that historic buildings had certain protections. If not, now was a good time to understand it.

Mr. Perry said he had been working with the staff now. He just wanted to get this home back in shape. He understood it was in an area to preserve Santa Fé style.

Chair Woods explained that in a historic building no one could remove historic material without this Board's permission. And unless they could reverse some of this back, they wouldn't be able to preserve its contributing status. The Board would need to go over each façade so Mr. Perry and the Board would understand what would be put back.

Mr. Murphey started with the east façade where Mr. Perry agreed to put the six over six window back in.

Mr. Perry said they were in bad shape and he would work with Mr. Murphey on how to do the divided lights there. They were all rotten so he would make it look like it was. It would have new mullions to match existing.

Mr. Murphey agreed there were pieces of muntins that were rotted and need to be replaced in kind.

Mr. Rasch said they would need an exception on it.

Mr. Perry didn't mind putting those back and working on them.

Mr. Murphey said the north façade also had a six over six and window and replaced it with a one over one window.

Mr. Perry said he didn't mind putting that back but thought he was missing half of it. He would put back what he had and made it look like it was before.

Mr. Murphey said that one was in the worst shape.



Mr. Murphey said on the south façade on the front house a wooden and glass door was removed and filled in.

Mr. Perry explained that infill was done when he was 13 or 14 and still lived there. Mr. Moquino tried to infer otherwise but it was a long time ago. That was his grandmother's bedroom window.

Mr. Murphey said the 1995 survey showed that window. Then there were three casements.

Mr. Perry said he wasn't there when his crew took the three casements out. They were just boxes with Plexiglas. There was another one on the north where they used foam to make the sill long ago when there were renters there. He wanted to take that out when he found out he was in violation.

Chair Woods understood these casements were new and were a different color and not divided lights.

Mr. Perry agreed and added that the originals were not divided.

Mr. Murphey said there was no fenestration on the west façade. On the back part, the south façade had a three-glass panel wooden door removed.

Mr. Perry said there were 3 panels of glass on that door and were all rotten.

Mr. Murphey said it was shown on page 12.

Mr. Murphey said on the north elevation of the back house there was one simple non-historic single glass casement replaced in kind. There was a three over one double-hung window there where a door was going in. He was not sure what the applicant was proposing to put in there.

Mr. Perry said that drawing was wrong. He was not going to change anything there.

#### Questions to the Applicant

Ms. Rios asked how he was going to screen the HVAC.

Mr. Perry said his intent was to screen it off as best he could and stay under 15'. He wondered if he could take it off and put it where the two houses joined. It wouldn't be as high. He intended to build a stuccoed screen and he needed to see if the unit was above 15'.

Mr. Boniface liked the proposed relocation of the unit. He asked if it would match the stucco of the house.

Mr. Perry agreed and pointed it out on the floor plan.

Mr. Boniface noted that today on field trip they saw that but wondered about the PVC pipes that were

visible on the roof.

Mr. Perry said those were from the new water heater that was vented with PVC.

Mr. Boniface said he would need to screen the ducting but it wouldn't be as high.

Ms. Mather asked if the exterior lights were added at the same time.

Mr. Perry agreed and said they didn't intend to add any other lights. There was just a bracket and a bulb there now.

Ms. Mather said the Board usually requests that light fixtures be reviewed by staff.

There were no speakers from the public regarding this case.

Chair Woods cautioned that any future additional work had to come before this Board. He would need to do an application for anything else he did to the exterior of this building.

Mr. Perry understood.

Chair Woods asked if he had any other plans on the exterior.

Mr. Perry said he wanted to replace the foam on the bottom part of the kitchen window with a permanent sill.

Mr. Murphey clarified he was missing the sash and it was not on a primary elevation. He could put in a new sash.

Mr. Perry said he would like to put in a new sash.

#### Action

**Mr. Katz moved to approve Case #H-13-073 with the following conditions:**

- 1. The windows on the east elevation would be restored;**
- 2. The window on the north elevation would be replaced in kind to look like the old 6 over 6 window;**
- 3. The window in the bathroom would be replaced in kind;**
- 4. The HVAC would be removed and relocated;**
- 5. The applicant would install stucco screening to hid the ducts and PVC for the water heater**
- 6. The fan light doors would be replaced with doors similar to what was there.**

**Ms. Mather seconded and asked for the following friendly amendments that**

- 7. The lighting fixtures would go to staff for review and approval;**

8. Any other historic windows be would be retained; and
9. The applicant would return for approval of any other proposed changes.

Mr. Katz accepted them as friendly and designated the east elevation as primary.

Chair Woods said the window dividers could not be pop-in muntins but must be architectural series or true-divided light windows.

Mr. Katz agreed.

Chair Woods asked if Mr. Katz wanted to include replacement of the casement window. Mr. Katz agreed.

The motion passed by unanimous voice vote.

Chair Woods advised Mr. Perry to meet with Mr. Murphey so he would understand what he needed to do.

Mr. Perry agreed.

4. **Case #H-13-074. 927 Canyon Road.** Downtown & Eastside Historic District. Joseph D. Gonzales, agent for Joe R. Baca, owner, proposes to demolish a non-contributing garage. (John Murphey).

Mr. Murphey gave the staff report as follows:

#### **BACKGROUND AND SUMMARY:**

Located near the back of the property, down a concrete driveway, the structure is an approximately 750 sq. ft., two-bay, single-story garage made of concrete masonry units. It is noncontributing to the Downtown and Eastside Historic District

#### **Historical Overview**

The east block-built bay was most likely erected prior to 1960, and appears on aerials as a north-south oriented rectangle. Added at some point after 1966, by owner Joe R. Baca, is a second, stuccoed-block bay and storage closet to the west. This was built at a lower height, giving the garage its west-sloping roof. A relative of Baca asserts the addition was made around the same time the main house was constructed in 1967. The garage had doubled in size since 1963. Whatever contributing eligibility the original building may have once had was compromised with the addition. In this regard, does not believe the garage meets the criteria of a Contributing Structure.

#### **Project**

The applicant requests a review to demolish the structure.

Before granting approval or denial of a requested demolition, City staff shall provide information on the structure under consideration. This information includes 1) the historic or architectural significance of the structure; 2) a report from the City Building Inspector on the state of repair and structural stability of the structure; and 3) a report from the Archaeological Review Committee on whether the demolition would damage possible archaeological artifacts (14-13.4 (C)).

For Item 1, staff asks the Board to refer to the brief statement above and the attached HCPI form. For Item 2, staff asks the Board to review the August 5, 2013 letter from City of Santa Fé building inspector Mike Purdy, who determined the garage "to be in good condition." In regard to Item 3, an archaeological permit is not required, as the structure is less than 75 years old.

The Board's decision is premised on the application of three standards (14-13.4 (G)(1)):

- (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

In consideration of the subject structure, it is not of historical importance, nor forms an essential part of a unique streetscape. The garage, however, according to the building inspector is in good condition.

Staff, therefore, recommends demolition.

#### **STAFF RECOMMENDATION:**

Staff recommends approval to demolish the garage, as the request meets Section 14-13.4, "Demolition of Landmark or Historic Structure," (C) and (G).

#### **Questions to Staff**

Ms. Mather asked if that part was concrete block. Mr. Murphey agreed, with a wood frame.

#### **Applicant's Presentation**

Present and sworn was Mr. Joseph Gonzales, 485 Calle Volver, who had nothing to add to the staff report except to indicate they got a lot split where the garage sat and wanted to build a house in back on

929 Canyon Road.

There were no speakers from the public regarding this case.

#### Action

**Ms. Rios moved in Case #H-13-074 to approve the demolition of the garage. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

5. **Case #H-13-076. DeFouri Street Bridge.** Downtown & Eastside Historic District. Richard Rotto, agent for City of Santa Fé, Public Works Department, owners, proposes to reconstruct this non-statused bridge. (John Murphey).

Mr. Murphey gave the staff report as follows:

#### **BACKGROUND AND SUMMARY:**

Situated north of Our Lady of Guadalupe Church and Shrine, over the Santa Fé River, the Defouri Street Bridge is a simple two-span bridge. The superstructure, constructed in c.1959, consists of precast concrete channel beams supporting an asphalt-surfaced deck. A pedestrian walkway is located on the east side; steel pipe hand-railing is attached to the deck's outer edge. The superstructure rests on an earlier substructure made of a masonry cutwater pier and masonry abutments. It is non-statused to the Downtown and Eastside Historic District.

#### **Historical Analysis**

According to research compiled for an archaeological survey, the current superstructure replaced an early timber-deck bridge. While the masonry substructure elements survived, the combination of the two disparate elements—hand-assembled rock supports and precast concrete beams—does not make for a “historic” bridge. While the bridge is more than 50 years of age, staff does not believe it meets the criteria of a Contributing Structure.

#### **CONTRIBUTING STRUCTURE**

**A structure, located in an Historic District, approximately 50 years old or older that helps to establish and maintain the character of the Historic District. Although the structure is not unique in itself, it adds to the historic associations and/or historic architectural design qualities for which a District is significant. The structure may have had minor alterations, however, its integrity remains. (Ord. 2004-26 § 5)**

#### **Project**

The applicant requests a review of a project to replace the superstructure and make other improvements to the bridge.

This will consist of replacing the two spans with a single precast, pre-stressed concrete deck resting on either steel plies or cast-in-place concrete shafts. The new deck will carry wider lanes and is designed for a better turning radius approach from Alameda Street.

Work will involve removing the existing center pier and digging for a new foundation. Its existing masonry abutments, tenuously thought to be associated with a New Deal river improvement project, will be retained.

Hand-railing is proposed as a rusted standard steel pedestrian design, similar to what is found on the Sandoval Street Bridge. Following HDRB precedent, the outside deck and sidewalks will be colored in "Oatmeal Buff," a color similar to El Rey's "Buckskin" stucco.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the application, as it complies with Section 14-5.2 (D)(9), General Design Standards (Height, Pitch, Scale and Massing), and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E). Staff recommends treating the bridge as a noncontributing structure to the Downtown and Eastside Historic District.

#### **Questions to Staff**

Ms. Mather asked if the Board knew how much wider it would be.

Mr. Murphey said it was now 39' and would be expanded to 41 feet.

Ms. Mather noticed on the drawings of the site plan that it appeared that the bridge rail didn't span that whole length.

Mr. Murphey suggested the Board could confirm that with the engineer.

Chair Woods asked staff about the Board's jurisdiction in this case.

Mr. Rasch said the Board had jurisdiction over design, color and materials but nothing about traffic or staging.

Chair Woods clarified that traffic wouldn't be the subject of discussion now.

#### **Applicant's Presentation**

Present and sworn was Mr. Richard Rotto with the Louis Berger Group was sworn and said it was the contractor hired by the City to design this project to address the structural deficiencies in two bridges. They were concluding the study phase and starting on the preliminary design. Prior to tonight they conducted the

cultural investigations, biologic investigations, the geo-technical investigations and held one public information meeting. They would be holding a second public meeting toward the end of their preliminary design. "We submitted a bridge type selection report to NMDOT after the City reviewed it. There was some state funding involved in the project so the NMDOT had a role in the review of the design material. The cultural report was submitted to the City's archaeological Review Committee which was approved and now being reviewed by SHPO."

Tonight they were here at HDRB. After this they would continue with preliminary design and another public meeting. Because of the funding requirements they would continue coordinating their efforts with the NMDOT, SHPO, Army Corps of Engineers, etc.

As part of the bridge type selection, they evaluated three different bridge widths. The minimum would be two 12' wide lanes with 5' sidewalks. They also presented a bridge width with two 10' lanes with 4' sidewalks. It was four feet wider and that was what the contractor was proposing. The DeFouri Bridge would have a 41' width with ten foot lanes and 4' sidewalks. They also proposed a wider one with two 12' lanes with 4' bicycle lanes and 5' sidewalks.

They looked at six different construction types and two different foundation types. One was a shallow foundation and the other was a deep foundation.

What they proposed was a longer bridge because there were advantages to keeping the stone foundation (abutments) in place. The proposed no changes to the width of the channel but did propose removing the center pier because with today's practice they didn't need one in the center of the channel. It also provides hydraulic benefit as this bridge was located in FEMA flood plain this bridge would be submerged in a 100-year storm event. The structural design without the center pier would improve the water flow under the bridge and if they widened the bridge they would have to add to the foundation.

The new foundations would be behind the stone foundations with steel piers with precast, pre-stressed concrete bridge members. The railing would go all the way across and use the same railing design as the Guadalupe Bridge. A handrail would tie in at both ends.

#### Questions to the Applicant

Ms. Rios asked if he had said this was a preliminary review.

Mr. Rotto corrected her that it was a preliminary design.

Ms. Rios asked then if they were anticipating other design changes.

Mr. Rotto said they were not. This preliminary design included their conclusions about length and width of the bridge redesign.

Ms. Rios asked then if this was the final presentation to the Board.

Mr. Rotto agreed and said they would be advancing this to the final design but would not plan to come back to the HDRB again unless asked to.

Ms. Rios asked if it would include sidewalks. Mr. Rotto agreed.

Mr. Boniface understood about the handrail and reasoned that the sidewalk did cantilever somewhat. But in their site plan it showed they would have more than a 30" drop off so they would need handrails there as well.

Mr. Rotto agreed and explained the drawing was just a depiction. Although the railings were not drawn, there would be a handrail there.

Mr. Boniface asked for the railing length.

Mr. Rotto pointed it out on the site plan.

Mr. Boniface asked if the railings would look like the ugly railings that were currently at the Sandoval Bridge.

Mr. Rotto said they had not proposed a type of railing and were open to suggestions.

Mr. Boniface said those railings looked like something from the 1960's.

Mr. Rotto said they didn't have a standard for this type of railing but they probably would use what the City had already around town.

Chair Woods explained that the style was what was under the Board's jurisdiction and the Board needed to see what it would look like. So when they did determine what it would look like, they needed to bring that back to the Board.

Mr. Rotto said then he would propose to duplicate the style that was currently there - to match it in-kind. If that was unacceptable they would come back and present an alternate solution.

Chair Woods said they would have to show the Board what it looked like.

Mr. Rotto said he didn't have a photo of it with him.

Chair Woods said he would have to bring a photo or drawing to the Board and it was important for them to see what the color was, what the material was because that was in their jurisdiction.

Mr. Rotto said it looked like the Sandoval Bridge railings but without the artistic panels and would be rust colored.



Chair Woods asked if the concrete would be colored.

Mr. Rotto said the concrete would be oatmeal buff colored.

Ms. Rios said he indicated the bridge would be 11' wider and asked how much longer it would be.

Mr. Rotto said it would be about ten foot longer - five feet beyond each abutment.

Mr. Boniface said although the bridge pre-stressed beams would be a little bit longer, with those stone abutments retained, it would look the same. Mr. Rotto agreed.

Also present was Ms. Desirae Luján, City project engineer with the City River and Trails Division. She asked if the Board had any recommendations on aesthetics besides the railing for the City to consider.

Mr. Boniface liked what the City was doing with the new bus stop perforated tin style panels. He thought that would be much more appropriate for insert panels on the handrail and would connect with the existing handrail on both sides.

Mr. Murphey thought that photo was deceptive because what they were proposing was a picket style without insert panels.

Chair Woods and Ms. Mather disagreed with Mr. Boniface's suggestion.

Chair Woods asked how they got here with this increased width as opposed to a smaller bridge width.

Ms. Luján explained that the sidewalk was not wide enough to meet ADA and the turning radius from Alameda takes both lanes now.

Mr. Rotto showed a foam board of the typical bridge section. They would widen everything to the downstream side. He said this was recommended by the AASHTO design guides.

Ms. Mather asked if these proposed sidewalks would be ADA compliant.

Mr. Rotto said they would comply and would tie into the existing compliant sidewalks and they would work with the City's ADA Coordinator.

Chair Woods reasoned that at the second public hearing the public could talk about anything whereas they couldn't at this hearing. She asked when that public meeting would be held.

Ms. Luján said it was not scheduled yet.

Chair Woods asked how notice of the meeting would be communicated.

Ms. Luján said they would be advertising by radio, newspaper and the city web site and also post public notices on the bridge itself.

Mr. Rotto anticipated the meeting would be scheduled within the next two months. They would also contact those who came to the first public meeting on it.

Mr. Rotto noted an editorial yesterday in the newspaper discussed other issues. There was another procurement that would address those concerns.

#### PUBLIC COMMENT:

Chair Woods explained the subject and time limits of public comment.

Present and sworn was Ms. Ellen Bradbury, 510 Alto Street who was concerned about the width among other things. The initial meeting was in the spring where the public talked a lot about the width. She said she walked across the bridge every day. Many homeless people also lived there. She was told that they would have input on the width and now were faced with a fait accompli on the width. It seemed to be magically determined without any input from the neighbors.

Present and sworn was Ms. Suby Bowden, 333 Montezuma Avenue, who said as an architect and planner who had worked in the Railyard District for the past 30 years. She wanted to speak about that ENN meeting, specifically in relation to design. As an architect, she understood that traffic issues were different from design issues. They heard unanimously from that neighborhood that this was the only remaining small scale bridge that still gives the sense of a historic structure. All other bridges other than on Brothers' Lane had been widened with traffic ruling. And the neighborhood feels that width was fundamental to the historic scale of the neighborhood. They were told that they had the right to choose any of those three options. They were not told only option 2 and option 3 could be chosen but the neighborhood wanted option 1 - the narrowest bridge with the belief that it enabled the people in the neighborhood and anyone who came through as tourists to still get a sense of the scale of the historic neighborhood. She was shocked to hear that this bridge would be increased 50% more. It would be that much larger than the bridge was now. It was unnecessary. There was an ADA sidewalk right now and did not need two of them. It didn't need a wider traffic lane. Traffic goes through there now. She agreed that the railing design needed to come back to the Board.

Present and sworn was Mr. Ray Herrera, 379 Hillside, who said Ms. Bowden said most of what he was going to say. At the ENN meeting, the Board didn't have anything to do with it. He asked why the HDRB didn't have a representative at ENN and Mr. Rasch said he knew nothing about it. The design did need to be reviewed by the Board. It was the last remaining historic bridge and needed to be kept. He hoped the Board could review the new design and that the public would have more input at the next meeting. The public was being left out and it was an important issue for the community.

Present and sworn was Mr. Ed Reed, 204 DeFour Street, and wanted to speak about two issues. One was the design. The presentation the Board has been given here ... Years ago he was before the Board as an applicant. He said, "I would have been very embarrassed to come in with drawings that leave off a percentage

of the railing. Was it 30% you were looking at? He has not shown you what he was supposed to doing here. The 'he' I'm talking about is the contractor to needs to show the concrete and steel and engineering and putting all of those together. I think it was arrogant for him to come in here with such a minimal presentation. It certainly have been done better. I echo what others have said. The importance of the intimacy of the neighborhood and the small scale which we are losing all over town. I look forward to them coming back here again because I would like to remind you just how rare it is to find a little neighborhood like we have. Alto Street goes down to eleven feet. There is no point in providing more access to Alto Street. At the northwest corner, across from Alpine, the contractors were trying to get a bigger turning radius. How about just putting up a no right turn sign there? It's much less expensive. It would be very effective. People would have to go down to Guadalupe. This is traffic - sorry. Thank you."

Present and sworn was Mr. Jerry Richardson, 703 Don Felix Street in the Guadalupe Historic District. "I use that bridge often, as well. My concern is with the width. And I do believe width is an element of design. I mean, if you wanted to change the width of a window in a historic building, you guys would want to have something to say about it. So I do think that is within your purview."

Chair Woods asked for the applause to stop. She said she wasn't stopping anyone from talking about the width.

Mr. Richardson said he just wanted to be sure because the initial comments were that it wasn't part of it. "That's primarily my concern and I'm not wild about the railing either but I think the scale is something that is very important in terms of keeping it in context of the neighborhood."

Present and sworn was Ms. Barbara Yaffee, 209 Polaco Street. She said, "Madame Chair and Board, I speak to you today because I bicycle in this neighborhood; I'm a pedestrian in this neighborhood; and I drive in this neighborhood. I walk my dog in this neighborhood. I see traffic patterns and just the feel of the neighborhood - how things change every day - four times a day. From my experience, and in my past life I worked for a major university in architecture and urban design school. I feel that not only - historic preservation didn't just stop on the visual. But it is exactly how people live in a neighborhood and how you watch the streets. How can we combine historic - not just looking historic but also the feel of the neighborhood? So design does not stop at the color of stucco. But definitely, I really want to just add the importance to that. This is a very special neighborhood because it is such a small, tight street. And luckily I am here to speak to you today because I almost had a head-on collision twice on our street because people use it as a drag racing strip. It goes back to the size of the bridge. What do we encourage by adding this on?"

"I would like to ask that maybe there are some recommendations on who we can go to. We have had no input from the neighborhood. I haven't seen any of these people before in my life. And nothing was sent to any of our doorsteps. The only way to preserve the look and the feel of a historic neighborhood is if we can work together and not compartmentalize. So I hope we can continue to work closely with the neighborhood together to come to a good solution which would be great for the City of Santa Fé."

Present and sworn was Mr. Joseph Gonzales, 1923 Kiva Road. "I'm here as a representative of Our Lady of Guadalupe Parish and Shrine. I didn't originally intend to speak but I guess I would characterize myself as

a rude noise in polite company. We have a lot of discussion here about the neighborhood but we were never queried by those who represent the neighborhood about our position. Regardless of that, specifically to the design, there is a need to talk about traffic and pedestrian use on the property now and as it is growing. What we observe is that there is great use and a definite traffic problem moving from Alameda to Agua Fria using DeFouri or vice versa - Agua Fria to Alameda. The geometrics of this bridge and this intersection simply do not function well for vehicles today. You merely have to be there over a period of time and see that with delivery trucks, turning movements, day in and day out. I'm not here to speak about the railings, the color, the stucco or these other issues. But you shouldn't proceed on the assumption that smallest scale bridge is necessarily the one that functions the best for people who need to use that particular structure."

Present and sworn was Ms. Letty Piñon, 553 Alto Street just half a block away from that bridge. She said, "Like Barbara, I use that bridge every day. In fact I crossed it on my way here tonight. I walk my dogs and I walk downtown every weekend. And the one thing about this neighborhood - the reason why... I lived here in this neighborhood 20 years ago. My husband and I chose to come back to this neighborhood because of the nature of how narrow the streets are. And it feels good just to come out and meet our neighbor. We see each other; we talk to each other on a daily basis. I like the bridge at its current size because we actually share that bridge with each other. We walk on that bridge. We bicycle on that bridge and we share it with other cars. I've seen cars stop and let me pass. I've also stood aside to let cars pass. There is a certain slowness that is demonstrated when we use the bridge in that manner. My concern is the wider we build that bridge, the more emphasis we give to cars over the rest of us who use that bridge. And also over the cars that use our streets. And our streets are not really built for having additional traffic. If we built the bridge bigger it simply would be shooting cars from Alto and DeFouri wouldn't support the traffic that it is implying it would carry. My concern it we really are building it passed our neighborhood and what it was designed to be for our neighborhood. And I would like to have this width rethought."

Present and sworn was Mr. Don Quansill, 118 Duran Street, who said, "I'm not a car owner and a continual pedestrian. I cross the DeFouri Street Bridge frequently - probably at least 2 dozen times a week to get to various bus stops, etc. To the point, the width of this bridge right now is not safe. I've heard the concerns here from neighbors about scale right now suits them from a historic perspective. And I can see that. However I can also see my concerns with my own safety walking on that bridge many times a week. It would be nice if there were not so many cars. However, there has been a lot of increase in traffic over the years. The Guadalupe Church has many functions during the week and their lots are frequently full of cars and they have to get out and the most common way is the DeFouri Bridge. I see the problem in keeping the scale but with the traffic today, I think it has to be wider to be safe."

Present and sworn was Ms. Carmella Gonzales, 219 Polaco Street, and said, "And had my mother not told me what was going on, because I am busy working to pay my bills, I wouldn't have known about this meeting. I had to ask a woman next to me why they even started this project. I go to Guadalupe Church too. I'm afraid if you make that bridge any wider, people are going to park on it for mass. It is already a hazard how many people park there and parking on Alto Street. As you get to Polaco Street it is a game of chicken. Somebody is coming fast ... I know you didn't want us to address this but it forces you to slow down. I know the sidewalk is a safety hazard. But it is very open. As a mail carrier, I look. We see what is coming instead of tripping and falling. That is our deal. I really don't agree with you widening it because it's going to make that

area horrific. And it's already gotten very busy."

Ms. Ellen Bradbury came back to emphasize her concern that they were being told the width choice had gone away.

There were no other speakers from the public regarding this case and the public comment period was closed.

Chair Woods asked Ms. Luján and Mr. Rotto to tell these members of the public who they should talk to about the next public meeting and how they could get to the meeting.

Mr. Rotto said he was the engineer of record and Ms. Luján was the project manager for it. He said, "We have followed the process including the public meeting. We discussed it at that meeting. We did do our site selection report and conclusions made were documented in that report."

Chair Woods asked Ms. Luján to tell the public how they could be heard.

Ms. Luján said she was the project engineer. They had a meeting with the public and got feedback. "The project isn't in its final stage yet. We heard from the community and met with other stakeholders and our decision was made on that basis. We will have a second meeting. We are not at the final design yet. I am available for you. I'll give my phone number to any of you after the meeting."

Mr. Katz asked if this project was necessary to reconstruct it because it was in danger of collapsing.

Ms. Luján explained the City was the subject of a national bridge inspection. This bridge got a score of 23 out of 100.

Mr. Katz asked if any of these three sizes would meet the safety requirements.

Mr. Rotto agreed. He said, "We knew this would be an issue so we wanted to fully disclose our choices. Any of the three would meet the safety requirements."

Mr. Katz asked if all three designs met the traffic standards.

Mr. Rotto said they used a design vehicle that was less than standard - using a passenger car as the vehicle. They could not get the bridge to work with a truck so they were tracking it with a passenger vehicle in its own lane. They could get a single axle truck to track it but it was barely working with turns. But wider width was better and none of them would track a full-sized truck.

Mr. Katz concluded that there would be other hearing.

Mr. Rotto clarified it was not a public hearing but a public information meeting between preliminary and final design.

Mr. Katz concluded it was possible to make changes with consideration of public input.

#### Action

**Mr. Katz moved to postpone Case #H-13-076 until they had a final design. Ms. Rios seconded the motion and it passed by unanimous voice vote.**

Chair Woods asked the applicant to include all of the design.

Mr. Rotto said it would be best for the Board to give him their directions now.

Mr. Boniface said he would like to see it be narrow according to the historic fabric of this neighborhood. Mr. Rotto mentioned the turning radius and that it was structurally unsound. He would like to revisit the first option for the narrowest bridge. The City did not need to accommodate ADA on both sides as that would necessitate widening it more.

Mr. Katz knew that when the City changed the traffic pattern on Guadalupe people started using this bridge more. Perhaps not every bridge had to be two way or accommodate all traffic.

Ms. Rios said the width was an element of design in the jurisdiction of this Board. The contractor needed to meet with neighbors and she believed they needed to narrow it.

Ms. Mather agreed. One of the members of the public said they didn't have a chance to see the design and what the Board was shown at this meeting was not adequate. The proper drawings were not included in the packet and they needed the rendering fleshed out to see what it would look like. Although the Board didn't speak to traffic she knew many bridges were restricted for truck traffic. Obviously the applicant had some PR problems that needed to be addressed before coming back and have the Board make its decision.

Chair Woods was always concerned with safety. However, if that bridge size works with traffic, she agreed with Ms. Bowden that it was the last of the historic bridges. She thought they got an earful.

- 6. Case #H-11-051. 250 E. Alameda Street.** Downtown & Eastside Historic District. Duty & Germanas Architects, agent for El Castillo Retirement Residences, owners, proposes to amend a previous approval to construct a 3-story addition on a non-contributing commercial structure by proposing to construct a 310 sq. ft. addition on the SW side and to install three small fixed windows in a courtyard. (David Rasch).

Mr. Rasch gave the staff report as follows:

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

250 East Alameda Street, known as El Castillo, was constructed in the Spanish-Pueblo Revival style in

1963 with additional structures in the late 1990s. The buildings were listed as non-contributing to the Downtown & Eastside Historic District. In 2011 and 2012, the HDRB approved a 5,370 square foot three-story addition to the westernmost structure.

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

1. A 310 square foot addition will be constructed at the southwest corner of the property in front of the angled façade to a height of 11'. The addition will have no fenestration and a roof deck will be accessed from an adjacent stairwell to the northwest.

2. Three small fixed windows will be installed as a group on an interior courtyard elevation.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing and (E) Downtown & Eastside Historic District.

#### **Questions to Staff**

Ms. Mather asked where the new exterior elevation with the three windows were.

Mr. Rasch thought it was either east or central in the interior on ground level. The first part was the non-fenestrated part that was visible from DeVargas but not Alameda.

#### **Applicant's Presentation**

Mr. Michael Duty (already sworn) said when the Board originally approved this addition there were three transformers that PNM elected to leave there. Then when he started constructing, PNM decided to completely relocate the transformers and that had now been done. That gave El Castillo a little strip of land and that offered him a chance to have additional space for IT services and additional storage. It also helped form a massing standpoint and broke up that mass there. It was along Brothers' Lane which they closed during construction. The deck at the top would be a promenade deck allowing people to walk on it.

The three little windows were unique. El Castillo did lots of renovation to their units and were replacing old steel casement windows. There were smaller bathroom windows and many others were about the same size around it. This was a departure from the rest. It was not an historic portion. Those three were chosen because they were putting a gallery inside and had no light in it so they chose to put in the windows.

There were no speakers from the public regarding this case.

#### **Action**

**Ms. Mather moved to approve Case #H-11-051 as submitted. Ms. Rios seconded the motion and it**

**passed by unanimous voice vote.**

**I. MATTERS FROM THE BOARD**

Mr. Murphey commented that the DeFouri Bridge was not the last historic bridge.

**J. ADJOURNMENT**

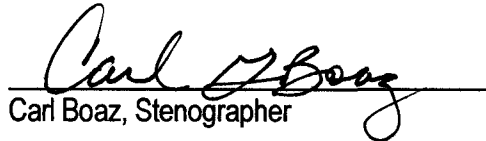
The meeting was adjourned at 7:30 p.m.

Approved by:

A handwritten signature in black ink, appearing to be 'Sharon Woods', written over a horizontal line.

Sharon Woods, Chair

Submitted by:

A handwritten signature in black ink, appearing to be 'Carl Boaz', written over a horizontal line.  
Carl Boaz, Stenographer



[illegible]

TRAVIS  
SANTA FE, NM 87501

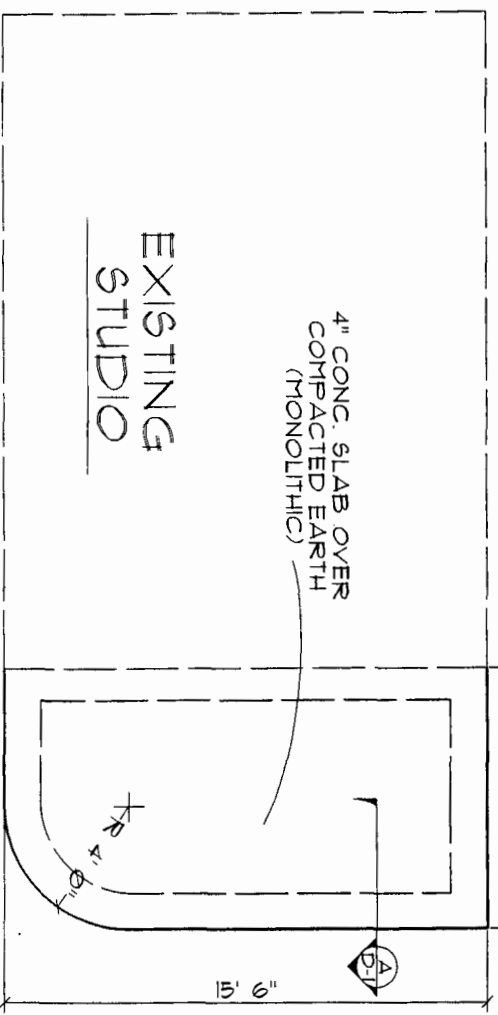
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DATE \_\_\_\_\_  
JOB NUMBER \_\_\_\_\_  
SHEETS 1 OF 1

[illegible]

EXISTING  
STUDIO

4" CONC. SLAB OVER  
COMPACTED EARTH  
(MONOLITHIC)



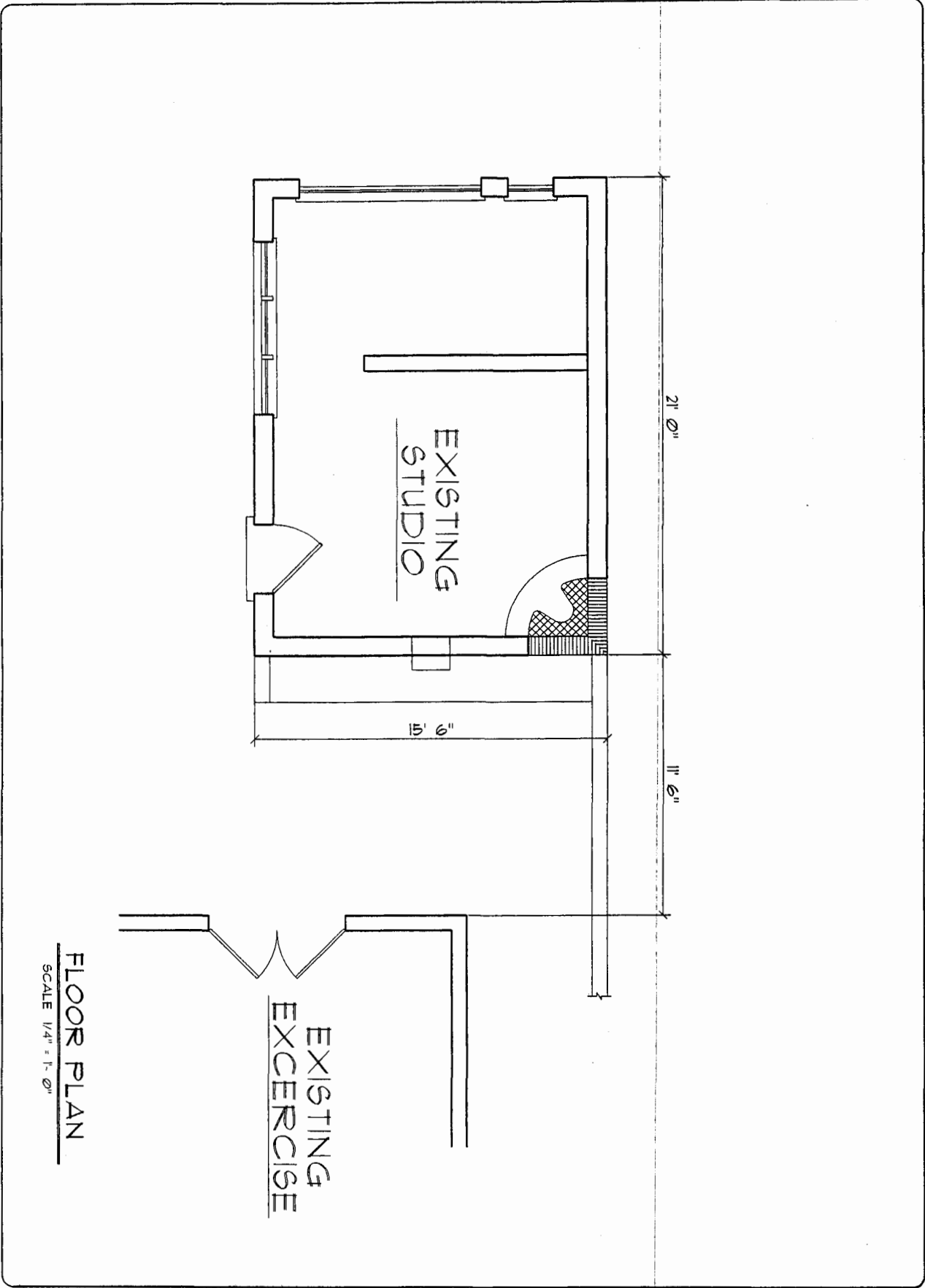
EXISTING  
EXERCISE

FOUNDATION PLAN  
SCALE 1/4" = 1'-0"

FOUNDATION PLAN

AN ADDITION FOR  
TRAVIS  
SANTA FE, NEW MEXICO  
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DATE	07/02
BY	1/8" x 1/4" O
SHEET	2
SHEETS	2



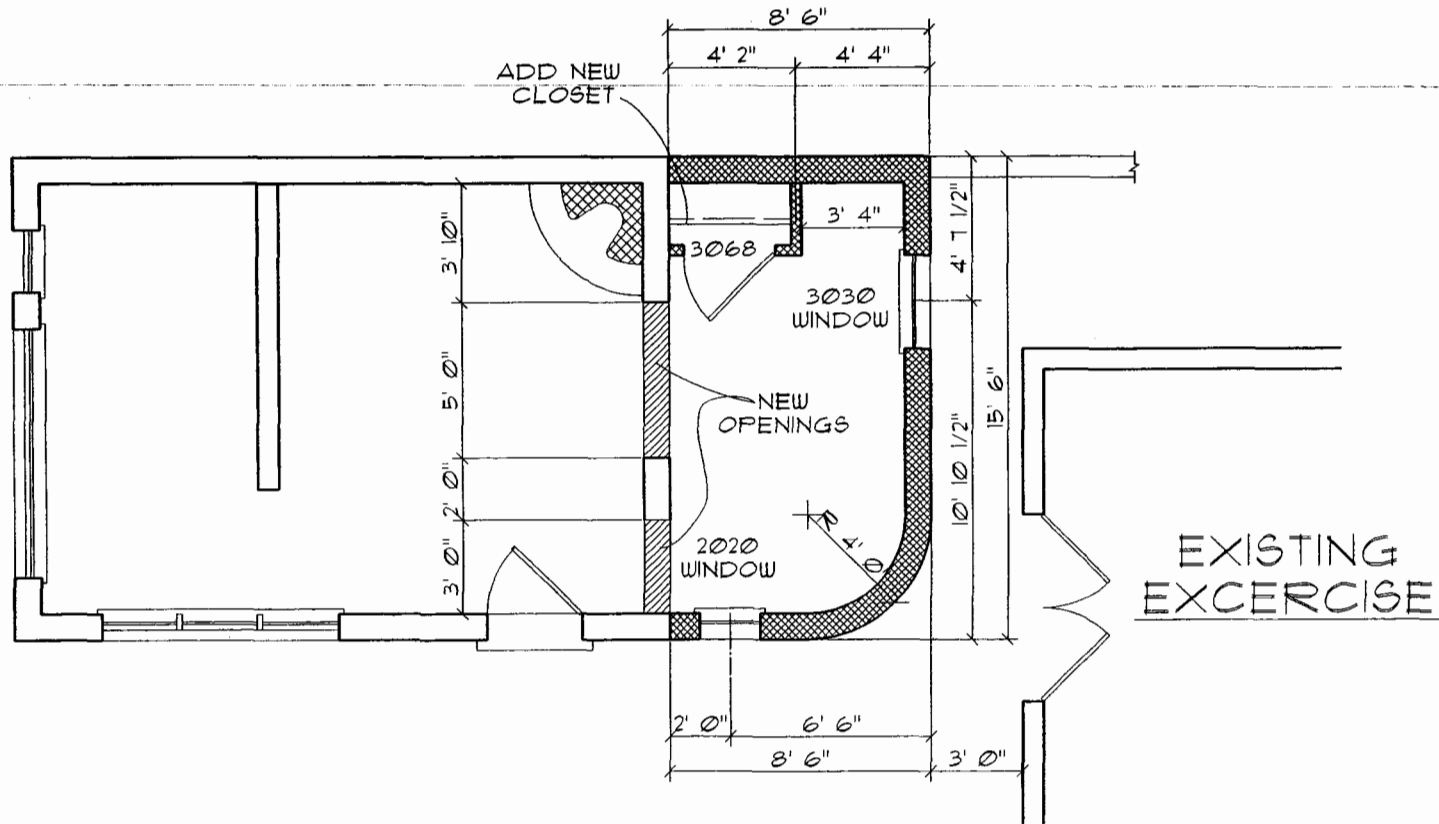
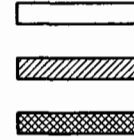
FLOOR PLAN  
SCALE 1/4" = 1'-0"

DATE	0/200
BY	1/4" = 1'-0"
SHEET	3 A

AN ADDITION FOR:  
TRAVIS  
SANTA FE, NEW MEXICO  
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FLOOR PLAN

EXISTING CONSTRUCTION  
 WALLS TO BE REMOVED  
 PROPOSED CONSTRUCTION

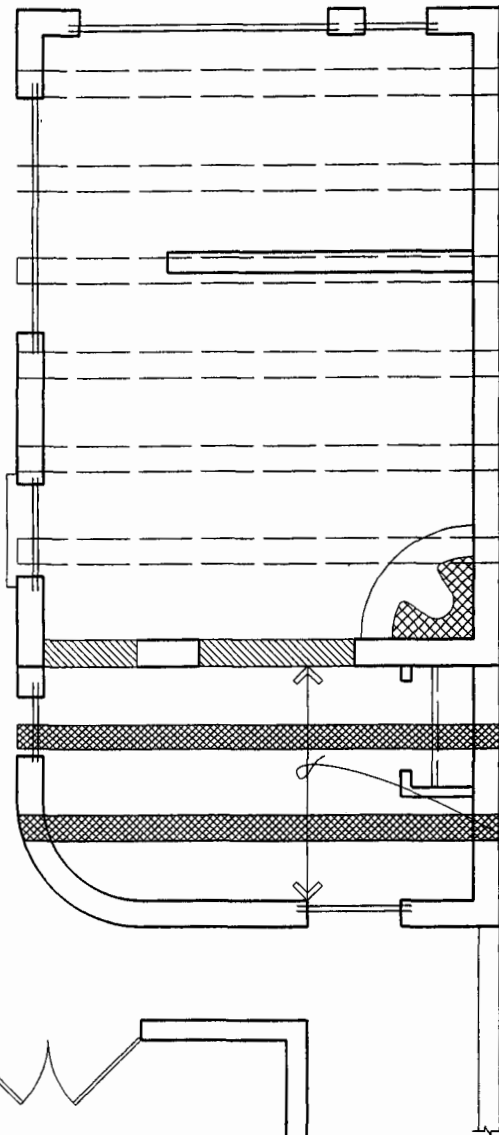


**FLOOR PLAN**  
 SCALE 1/4" = 1'-0"

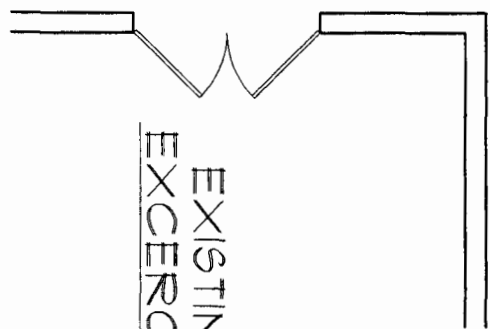
FLOOR PLAN

AN ADDITION FOR  
 TRAVIS  
 SANTA FE, NEW MEXICO  
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DATE	10/20/02
SCALE	1/8" = 1'-0"
SHEET	3



MATCH EXISTING  
10" DIAL VIGAS @ 36"  
O.C. W/ 1 X 8 R.S.  
DECKING AND R-38  
RIGID INSUL. ABOVE



EXISTING  
EXERCISE

# ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

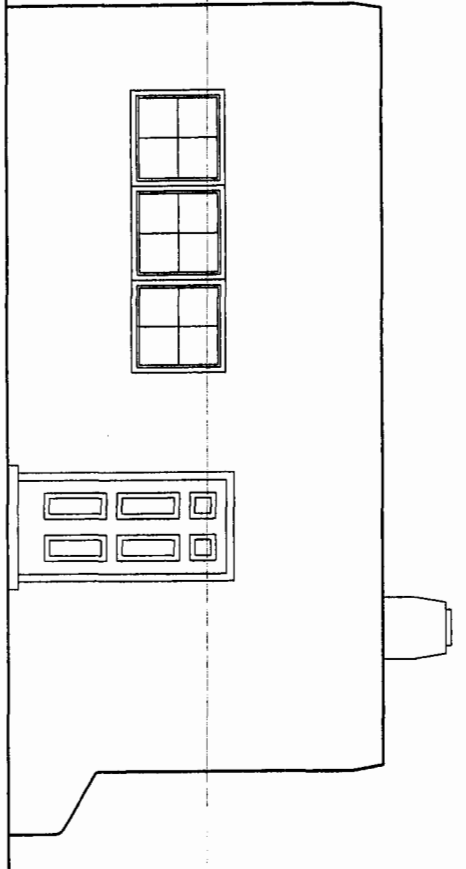
DATE	07/10/02
BY	1/8"
SCALE	1/8"
SHEET	4

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TRAVIS  
SANTA FE, NEW MEXICO  
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ROOF FRAMING PLAN

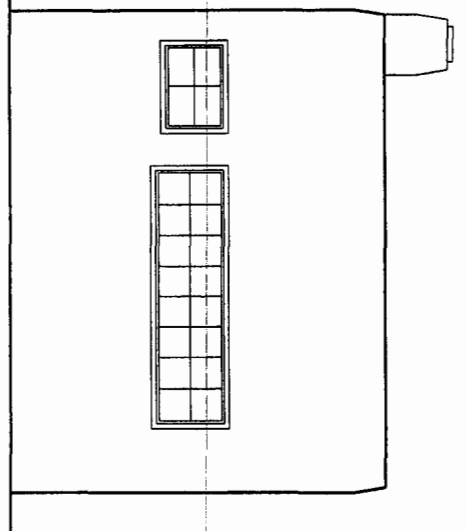
EXISTING ELEVATIONS

SCALE 1/4" = 1'-0"



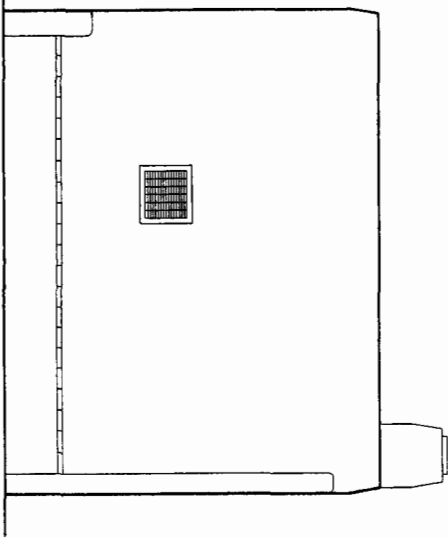
NORTH ELEVATION

SCALE 1/4" = 1'-0"



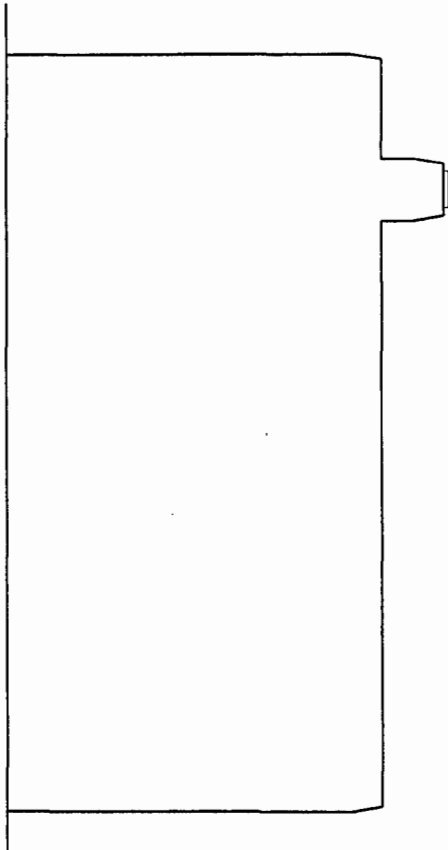
EAST ELEVATION

SCALE 1/4" = 1'-0"



WEST ELEVATION

SCALE 1/4" = 1'-0"



SOUTH ELEVATION

SCALE 1/4" = 1'-0"

EXTERIOR ELEVATIONS

AN ADDITION FOR:  
TRAVIS  
SANTA FE, NEW MEXICO

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DATE	07/20/06
SCALE	1/4" = 1'-0"
PROJECT	5A
DRAWN BY	WETTS

