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**HISTORIC DISTRICTS REVIEW BOARD**  
January 28, 2014

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**MINUTES OF THE**  
**CITY OF SANTA FÉ**  
**HISTORIC DISTRICTS REVIEW BOARD**

**January 28, 2014**

**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 City Council Chambers, City Hall, 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  
Ms. Karen Walker

**MEMBERS ABSENT:**

Mr. Bonifacio Armijo [excused]

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
Ms. Kelley Brennan, Interim City Attorney  
Mr. Zach Shandler, Assistant City Attorney  
Mr. Matt O'Reilly, Land Use Director  
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 noted that cases #3 and #4 were postponed at the applicant's request because the applicant was out of town. They would be heard at the February 11, 2014 meeting.

He said the administration moved communications later in the agenda. But he asked that for this meeting, communications be moved forward for Mr. Nick Schiavo to explain about hot boxes

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

### D. APPROVAL OF MINUTES: January 14, 2014

Ms. Mather requested the following changes to the minutes:

On page 19, last sentence should say "PVC" instead of "PVA and "She" instead of "He."

On page 21, 3<sup>rd</sup> paragraph, it should said "PVC trim" and not "PVA trim."

In the next paragraph, the last sentence should say "was willing to use painted wood trim."

On page 24, 3<sup>rd</sup> paragraph from the bottom should say, "Ms. Mather had a concern about the original motion." and then "Chair Woods recalled that after the motion ..."

On page 25, first paragraph, first sentence should say, "discovered brick coping was there..."

On page 34, in the motion it should say, "to place a window (not a door)."

On page 39 in the Board action, it should say "Mr. Boniface seconded the motion."

On page 71 in the Board action it should say "Ms. Mather agreed." (not Ed).

Mr. Boniface requested the following changes to the minutes:

On page14, second paragraph from the bottom it should said "south, west and north" (not east).

On page 60, first paragraph, it should say "Mr. Boniface seconded the motion." (instead of "Bonifacio.)

Ms. Rios requested the following changes to the minutes:

On page 20, second to last paragraph, it should say, "The point he made was good, and she would agree to paint the building."

On page 58, 5<sup>th</sup> paragraph, it should say, "proposed" (not "have.")

On page 59, last paragraph, it should say, "historic city" (not historic time).

Chair Woods requested the following changes to the minutes:

On page 16, bottom of the page, it should say, "Mr. Enfield had given the Board a number of additional drawings at this meeting."

On page 17, it should say, "Chair Woods asked Mr. Rasch if the building was to be painted."

On page 58, second to last paragraph, it should say, "from an engineering perspective stream ..."

On page 60, in the middle, after the motion, it should say, "Chair Woods said she agreed with what he said."

On page 66, 2/3 down the page, it should say, "five feet from the house to the fence was pretty tight."

**Ms. Rios moved to approve the minutes of January 14, 2014 as amended. Ms. Mather seconded the motion and it passed by unanimous voice vote.**

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

<b>Case #H-05-172</b>	<b>540 E. Palace Ave., Unit C</b>	<b>Case #H-13-104</b>	<b>302 Camino Cerrito</b>
<b>Case #H-12-053</b>	<b>540 E. Alameda</b>	<b>Case #H-14-001</b>	<b>135 W. Palace, # 101</b>
<b>Case #H-13-016B</b>	<b>461 Acequia Madre</b>	<b>Case #H-14-002A</b>	<b>536 ½ W. Alameda</b>
<b>Case #H-13-073</b>	<b>908 Galisteo Street</b>	<b>Case #H-14-002B</b>	<b>536 ½ W. Alameda</b>
<b>Case #H-13-076B</b>	<b>Defouri Street Bridge</b>	<b>Case #H-14-003</b>	<b>356 &amp; 358 Hillside Ave.</b>

**Mr. Boniface moved to approve the Findings of Fact and Conclusions of Law as presented. Ms. Walker seconded the motion and it passed by unanimous voice vote.**

#### **G. Communications;**

Mr. Nick Schiavo provided an explanation of the purpose of hot boxes which were used by the Water Department as water backflow preventers. He said they were set up to eliminate the possibility of contaminating the drinking water back into the City water system. They were called hot boxes because they

were heated to prevent freezing.

Mr. Katz asked if they could be installed underground.

Mr. Schiavo said they had issues with them underground - mainly freezing but also because of the increased cost of putting them underground.

Mr. Katz asked if they had to be in front of wall.

Mr. Schiavo said yes, for access to them to make sure they were functioning properly.

Mr. Katz asked how often the City did check them.

Mr. Schiavo said it was not as often as they would like.

Mr. Katz asked if they could be put in a courtyard.

Mr. Schiavo thought it would be possible but that would make it more difficult for staff to access them.

Ms. Rios asked if they could be moved after they were first located.

Mr. Schiavo explained that the box had to be within 30' of the connection to the City's water line and that was almost always in the ROW. He imagined it could be moved a few feet but that the location must meet code requirement of within 30'.

Ms. Rios asked if they could be screened.

Mr. Schiavo agreed. Contractors have proposed coyote fence - something we could access.

Chair Woods said the one they reviewed was six feet by four feet.

Mr. Schiavo said it could have a narrower space to the wall. He talked with staff and could drive by and look at it.

Chair Woods said the Board saw it as a huge thing there and obtrusive. She was always concerned with having a safe water supply. It would require a change to the ordinance to screen them.

Mr. Katz wondered if in this situation an insert in the wall could have been done. It would have looked a whole lot better. He asked if there was a way to keep the hot box from so seriously detracting from the historic building.

Mr. Schiavo said he would have to see a sketch in order to answer that.

Mr. Katz asked if with gates, staff could access it.

Mr. Schiavo agreed.

Ms. Mather understood that at the present time the hot box was not part of their process. She asked if there was some way that the Board could be notified that a hot box would be part of a particular project.

Mr. Schiavo clarified that a hot box was required on all commercial buildings.

Ms. Mather reasoned that the Board could be notified of any commercial project in the historic districts.

Mr. O'Reilly said this wasn't something the utility company had ability to bring to the Board. Not every commercial project would need a new hot box. But with a new project, the City could have the applicant show that hot box on the plans and possibly integrate it with a wall ahead of time. They were not anything an applicant would have prepared in detail for this Board but because of the size and the concern, staff could ask the applicant to show that on the drawings as part of normal water connections and figure out the best place for it. The Board wouldn't see a lot of them.

Sometimes it wasn't absolutely clear that a new hot box would be required so there might be some instances where it wouldn't be there.

Chair Woods thought that would be great. She agreed that it hadn't happened that often but when it did it was so prevalent and if there was any way to make it less prevalent, it would help.

Mr. O'Reilly understood in this case there was no alternative but maybe they could have moved the wall but now would be cost prohibitive. But as Mr. Schiavo said, a fence could be put around it or some landscaping in front with an access door.

Chair Woods thanked Mr. Schiavo for coming to the meeting.

## **F. ACTION ITEMS**

1. **Case #H-14-004. 506 San Antonio Street.** Downtown & Eastside Historic District. Barbara Felix Architecture & Design, agent for Paul and Ashley Margetson, owners, proposes to expand an existing deck and second story balcony on the rear of a non-contributing residential structure, replace wooden slats on the south fence with irregular coyote latillas at 6' high, and relocate an "L" shaped board fence at 6' high. (David Rasch).

Mr. Rasch gave the staff report as follows:

### **BACKGROUND & SUMMARY:**

506 San Antonio Street a two-story, single-family residence that was constructed in the Territorial Revival style in 1990, including a deck and second-floor balcony located on the rear elevation. The building

is listed as non-contributing to the Downtown & Eastside Historic District.

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

1. The rear deck will be expanded by approximately 12' to the west and the second-story balcony will be expanded approximately 5' to the west at the same height as the existing railing at 14' 6" above the deck. The character of the deck and balcony will not change.
2. Additional site work at the deck area include stuccoed walls with flagstone caps at various heights all below the maximum allowable height of 6', a barbeque area with counter tops, and two small "ponds" in a flagstone patio.
3. The existing 6' high chain-link fence with wooden board facing on the south lotline will be replaced with a 6' high coyote fence with irregular latilla tops.
4. The existing "L"-shaped board fence will be moved to a slightly different location within the same general vicinity of the south side of the residence.

#### **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. Rios said the Board members on the site visit today noticed an awning on the east side on the second story and asked if its installation had been approved by this Board.

Mr. Rasch didn't recall if there was any approval on it. He didn't know if the applicant would know either but he would look into it.

Ms. Mather referred to page 13 where at the bottom on the proposed south elevation there was a screen shown and asked if that was part of this proposal.

Mr. Rasch agreed.

Ms. Mather asked if it was a wood screen.

Mr. Rasch suggested she ask the applicant.

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

Present and sworn was Ms. Sibylle Mueller, 511 Agua Fria, who said they would leave the awning. It was existing when she became involved in this project. On the balcony side on the west façade was a

similar awning over the door into the bedroom. They matched so she assumed they were put up at the same time.

#### Questions to the Applicant

Chair Woods said if those awnings had not been approved, they would need to come before the Board.

Ms. Mueller said the material on the trellis would be wood to match existing. They wanted to screen plants. The owner had white lace there now to block the sun.

Ms. Rios asked if they would have any outside lighting.

Ms. Mueller agreed. They would have lights on the south side. At the balcony the bedroom was cantilevered into the deck below and they would like to take out the down lights and put the lights in the ceiling there. They would also like some step lights from the deck down to the patio and wouldn't illuminate the yard.

Ms. Rios asked if they would have any rooftop appurtenances.

Ms. Mueller said they wouldn't.

#### Public Comment

Present and sworn was Ms. Stefanie Beninato who said the process of the Board's field trip was subject to the Open Meetings Act and their site visit was a violation of the Open Meetings Act.

#### Action of the Board

**Ms. Rios moved to approve Case #H-14-004 per staff recommendations with conditions that any proposed exterior lighting be taken to staff for review and approval, have no rooftop appurtenances, and ensure that the awnings were approved by the Board. Mr. Boniface seconded the motion and it passed by unanimous voice vote.**

- 2 **Case #H-14-005. 1413 Paseo de Peralta.** Don Gaspar Area Historic District. Harry Perez-Daple, agent for 1413 Paseo LLC, owner, proposes to remodel a contributing commercial structure by repairing historic primary elevation windows, replacing all doors and some non-historic windows, altering or creating new openings on non-primary elevations, installing metal canopies, and making other site improvements. (David Rasch).

Mr. Rasch gave the staff report as follows:



## **BACKGROUND & SUMMARY:**

1413 Paseo de Peralta is a commercial building that was constructed before 1912 in the Territorial style. Additions to the front block include historic massing to make an "L"-shape and the incorporation of a free-standing apartment at the rear after 1982. The building is listed as contributing to the Don Gaspar Area Historic District and the street-facing north elevation is designated as primary.

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

1. The historic windows on the primary elevation will be repaired and retained. Wood trim will be repainted in white, brick coping will be repointed, and the building will be reroofed and restuccoed with a cementitious material that matches the existing color. A dado of unspecified color will be placed on the west-facing façade of the "L". All metal security screening will be removed.
2. All doors and all non-primary elevation windows will be replaced with thermal-pane units clad in white with new wood trim painted in white. Window and door openings will be altered on the non-primary elevations. Pitched steel canopies with arched brackets will be installed over doors on the east, west, and rear north elevations.
3. A low picket fence and 6' high coyote fence trash enclosure will be constructed on the east lotline.
4. A 6' high coyote fence will be installed along a portion of the west lotline with a planting strip.
5. Existing brick paving will be replaced with new brick paving and a planter area in the front yard. The brick walk will be expanded to include entries to rear units. The remainder of the lot will be refinished with an asphalt seal-coat.

## **STAFF RECOMMENDATION:**

Staff recommends approval of this application which complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (H) Don Gaspar Area Historic District.

### Questions to Staff

Ms. Mather, in looking at page 10, noticed that the signage would be refinished. She asked if that would come to Mr. Rasch for approval.

Mr. Rasch said the signage would be approved by the Permit Division but that Division did follow the historic code in their review.

Ms. Mather noted on that same site plan that it looked like the coyote fencing was just on one strip of the wall.

Mr. Rasch agreed. It was only on the central portion of that west wall.

Ms. Rios asked if he identified the primary façade.

Mr. Rasch said it was the street-facing north elevation, designated by the Board in a former case.

Ms. Rios asked if the changes proposed would still allow it to be contributing.

Mr. Rasch agreed.

Ms. Mather asked if the applicant provided the lighting designs.

Mr. Rasch said he did not.

Ms. Walker asked about the color of the dados.

Mr. Rasch thought it looked like rusted steel but the applicant could clarify that.

#### Applicant's Presentation

Present and sworn was Mr. Harry Perez-Daple, 134 Alamo Drive, who brought a colored rendition and color samples for the Board. He said the dados were made of raw steel with an oil finish on it for minor rusting. He showed the rendering to the board and the steel sample.

#### Questions to the Applicant

Ms. Mather said there was no lighting design in the packet.

Mr. Perez-Daple said the light design was just a metal shoe scone. He didn't know how large yet. The structure by law had to be 7' above grade because of a requirement for handicapped access. The lights would be metal and shielded.

Ms. Mather asked regarding the planter fence if he would remove some asphalt there.

Mr. Perez-Daple agreed. The wall was on the neighbor's property so they would use planter for the vines.

Ms. Mather asked if they also would have landscaping behind the building on the east.

Mr. Perez-Daple said on east and south was existing landscaping. The doors from each of the units to the east and not sure who would do that. They were not publicly visible.

Mr. Boniface noted on page 11 a trash enclosure gate and asked what it was made of.

Mr. Perez-Daple said it was existing and of wood material that was too deteriorated and he would have

it treated naturally. He clarified it was of wood planking - fence material.

Mr. Boniface asked about any wall around the planting strip.

Mr. Perez-Daple said it would not have a wall. He explained that the parking area was pretty tight there.

Ms. Rios asked him to describe entry door.

Mr. Perez-Daple proposed that the new entry door would be steel clad with four lights. It had an existing steel clad door now. It would be painted white.

Ms. Rios wondered if that was an appropriate door on the primary façade.

Mr. Perez-Daple said he was willing to put a wood door on the primary façade.

Ms. Rios asked if the trim was exactly the same as existing.

Mr. Perez-Daple agreed. He would just refurbish it. He didn't know if they would be operable but he would restore them.

Chair Woods pointed out that the steel canopies, as regulated in 14-05.2C would be an additional conjectural feature. It was not anything like the contributing building there now. When asked if they were they conjectural in this district.

Mr. Perez-Daple thought they were elegant and understated in those back units. The back units had been added much later. There was nothing in terms of style on those rear units. That parking and rear façade couldn't handle a lot of territorial fenestration. He didn't want to have columns because of the tight space there.

#### Public Comment

Ms. Beninato (previously sworn) had concerns about the Board's violations of the Open Meeting Act with their field trip and also with Mr. Rasch testifying and giving his opinion without being under oath. Everyone coming to this Board had to be sworn in and there was case law to that effect.

She said the Board seemed to be getting lax particularly about lights. She said she lived close to that building and was more concerned about noise but the lights wouldn't be down lit and mounted by the doors on north, east and west sides and the lights proposed in the parking area were not necessary there. The street lights provided sufficient light.

The west elevation was visible to the public. She knew this was not a status review but she agreed with Chair Woods that it was conjectural. 777 Acequia Madre was allowed conjectural additions and this was not primary and not visible so she didn't see the overhangs as functional.

## Action of the Board

**Mr. Boniface moved to approve Case #H-14-005 as presented with a condition that the applicant would take light fixture designs to staff for review and approval. Mr. Katz seconded the motion.**

**Ms. Rios asked that the front door be made of wood. Mr. Boniface and Mr. Katz agreed that the amendment was friendly and the motion passed by unanimous voice vote.**

- 3. Case #H-14-006A. 377 Garcia Street.** Downtown & Eastside Historic District. Payson Denney Architects, agent for Dean & Denise Kiklis, owners, proposes an historic status review with primary elevation designations. (David Rasch).

This case was postponed under Approval of Agenda.

- 4. Case #H-14-006B. 377 Garcia Street.** Downtown & Eastside Historic District. Payson Denney Architects, agent for Dean & Denise Kiklis, owners, proposes to remodel a contributing residential structure by constructing 124 sq. ft. of additions, removing an historic window, closing and creating window openings, and constructing a pergola and yardwalls. Three exceptions are requested to place an addition on a primary elevation (Section 14-5.2(D)(2)(c)), remove historic materials (Section 14-5.2(D)(5)(a)(I)), and to close an existing opening and create a new opening (Section 14-5.2(D)(5)(a)(ii and iii)). (David Rasch).

This case was postponed under Approval of Agenda.

**Mr. Boniface moved to postpone both cases to the February 11, 2014 meeting. Mr. Katz seconded the motion and it passed by unanimous voice vote.**

## **G. COMMUNICATIONS**

Mr. Rasch said he handed out the meeting schedule list.

Ms. Mather said she wouldn't be present for the March 11 meeting.

## **H. MATTERS FROM THE BOARD**

Mr. Katz asked about removal of Matters from the Floor from the agenda.


Mr. O'Reilly said none of the City's other quasi-judicial boards take petitions from the floor. If a member of the public had a problem with that, they could take it to City Council.

Mr. O'Reilly added that it was the Chair's discretion. It was the Board's prerogative.

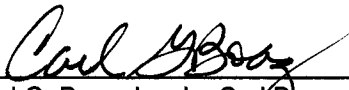
**I. ADJOURNMENT**

The meeting was adjourned at 6:15. p.m.

Approved by:

  
\_\_\_\_\_  
Sharon Weeds, Chair

Submitted by:

  
\_\_\_\_\_  
Carl G. Boaz, Inc. by Carl Boaz