



# Agenda

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## HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP

TUESDAY, April 26, 2016 at 12:00 NOON

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

## HISTORIC DISTRICTS REVIEW BOARD HEARING

TUESDAY, April 26, 2016 at 5:30 P.M.

CITY COUNCIL CHAMBERS

\*\*\*AMENDED\*\*\*

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: April 12, 2016
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-14-072. 637 Garcia Street.  
Case #H-16-013. 164 East Houghton Street.  
Case #H-08-096. 1150 Canyon Road.  
Case #H-12-036. 327 East de Vargas Street.  
Case #H-16-025. 220 ½ McKenzie Street.  
Case #H-16-027. 356 Hillside Avenue.

Case #H-16-017. 587 Camino del Monte Sol.  
Case #H-16-014. 718 Gregory Lane.  
Case #H-14-112. 904 Don Gaspar Avenue.  
Case #H-10-077. 1500 Cerro Gordo Road.  
Case #H-16-026. 1120 Paseo de Peralta.

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

1. Case #H-16-024. 714 Gregory Lane. Don Gaspar Area Historic District. Jaime Beltrane, agent for WowWee LLC, owners, proposes to construct a 2,596 sq. ft. residential structure to a height of 14' 7" where the maximum allowable height is 15' 11", a 3' high stuccoed yardwall, and 6' high coyote fences on a vacant lot. (David Rasch)
2. Case #H-15-108. 1270 and 1272 Canyon Road. Downtown & Eastside Historic District. Christopher Purvis, agent for Chiron LLC, owner, proposes to alter a previous approval to construct a single-family residence with free-standing guesthouse and garage including design alterations and a second vehicular gate at 53" high. (David Rasch).
3. Case #H-16-025. 220½ McKenzie Street. Downtown & Eastside Historic District. Architectural Alliance, agent for Adobe Abode Real Estate Ltd., owners, proposes to construct a 105 sq. ft. 8' 3" high portal, on a contributing residential structure. An exception is requested to place an addition at less than 10' from a primary elevation. (Section 14-5.2(D)(2)(d)). (Nicole Ramirez Thomas).
4. Case #H-16-017. 587 Camino Del Monte Sol. Downtown & Eastside Historic District. Craig Hoopes, agent for Josh Wilson, owner, proposes to construct a 1454 sq. ft. addition to a height of approximately 27' for an addition to a contributing residential structure where the maximum allowable height is 15'1" on a sloping site and a freestanding 1500 sq. ft. 23' guesthouse with garage. Two exceptions are requested to remove historic materials (Sections 14-5.2(D)(1)(a), (D)(5)(a), and (D)(5)(b)) and to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)). (David Rasch).
5. Case #H-16-028. 852 Dunlap Street. Westside-Guadalupe Historic District. Joshua Maes, agent for Gloria Roybal, owner, requests a historic status review of a contributing primary residence and a free-standing casita. (Nicole Ramirez Thomas).

6. Case #H-16-029. 716 Gildersleeve Street. Don Gaspar Area Historic District. Lawrence Catanach, agent for Marion Tassin, owner, proposes to remodel a contributing residential structure by altering non-primary elevations and constructing basement access. (David Rasch).

**I. MATTERS FROM THE BOARD: Vote on Historic Preservation Awards**

**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 or check [http://www.santafenm.gov/historic\\_districts\\_review\\_board\\_hearing\\_packets](http://www.santafenm.gov/historic_districts_review_board_hearing_packets) for more information regarding cases on this agenda.



# Agenda

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- A. CALL TO ORDER
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- C. APPROVAL OF AGENDA
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Case #H-08-096. 1150 Canyon Road.  
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Case #H-16-024. 714 Gregory Lane.  
Case #H-16-026. 1120 Paseo de Peralta.

Case #H-16-017. 587 Camino del Monte Sol.  
Case #H-16-014. 718 Gregory Lane.  
Case #H-14-112. 904 Don Gaspar Avenue.  
Case #H-10-077. 1500 Cerro Gordo Road.  
Case #H-16-025. 220 1/2 McKenzie Street.  
Case #H-16-027. 356 Hillside Avenue.

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

1. Case #H-15-108. 1270 and 1272 Canyon Road. Downtown & Eastside Historic District. Christopher Purvis, agent for Chiron LLC, owner, proposes to alter a previous approval to construct a single-family residence with free-standing guesthouse and garage including design alterations and a second vehicular gate at 53" high. (David Rasch).
2. Case #H-16-017. 587 Camino Del Monte Sol. Downtown & Eastside Historic District. Craig Hoopes, agent for Josh Wilson, owner, proposes to construct a 1330 sq. ft. addition to a height of 23'6" for an addition to a contributing residential structure where the maximum allowable height is 15'1" on a sloping site and a freestanding 1500 sq. ft. 23'6" guesthouse with garage. Two exceptions are requested to remove historic materials (Section 14-5.2(D)(5)(a)) and to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)). (David Rasch).
3. Case #H-16-007. 216 Old Santa Fe Trail. Robert Nestor, agent for Louis West, owner, proposes to construct a 471 sq. ft. addition to a height of 12' on a contributing non-residential structure. (David Rasch).
4. Case #H-16-028. 852 Dunlap Street. Westside-Guadalupe Historic District. Joshua Maes, agent for Gloria Roybal, owner, requests a historic status review of a contributing primary residence and a free-standing casita. (Nicole Ramirez Thomas).
5. Case #H-16-029. 716 Gildersleeve Street. Downtown & Eastside Historic District. Lawrence Catanach, agent for Marion Tassin, owner, proposes to remodel a contributing residential structure by expanding a non-historic non-primary elevation portal with 62 sq. ft. and constructing stairs and a window well for a basement. An exception is requested to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)). (David Rasch).

- I. MATTERS FROM THE BOARD
- J. ADJOURNMENT

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**SUMMARY INDEX**  
**HISTORIC DISTRICTS REVIEW BOARD**

April 26, 2016

<b>ITEM</b>	<b>ACTION TAKEN</b>	<b>PAGE(S)</b>
B. Roll Call	Quorum Present	1
C. Approval of Agenda	Approved as presented	1-2
D. Approval of Minutes April 12, 2016	Approved as amended	2
E. Findings of Fact & Conclusions of Law	Approved all but one	2-3
F. Business from the Floor	Comments	3
G. Communications	Comments	3
H. Action Items		
1. <b><u>Case #H-16-024.</u></b> 714 Gregory Lane	Approved with conditions	4-8
2. <b><u>Case #H-15-108.</u></b> 1270 & 1272 Canyon Road	Approved as submitted	8-9
3. <b><u>Case #H-16-025.</u></b> 220½ McKenzie Street	Approved as recommended	9-14
4. <b><u>Case #H-16-017.</u></b> 587 Camino Del Monte Sol	Approved with conditions	17-26
5. <b><u>Case #H-16-028.</u></b> 356 Hillside Avenue	Downgraded to non-contributing	26-28
6. <b><u>Case #H-16-029.</u></b> 716 Gildersleeve Street	Postponed	28-29
I. Matters from the Board	Comments	29
J. Adjournment	Adjourned at 7:21 p.m.	30



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

**April 26, 2016**

**A. CALL TO ORDER**

A regular meeting of the City of Santa Fé Historic Districts Review Board was called to order by Ms. Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. in the City Council Chambers at City Hall, Santa Fé, New Mexico.

**B. ROLL CALL**

Roll Call indicated the presence of a quorum as follows:

**MEMBERS PRESENT:**

Ms. Cecilia Rios, Chair  
Ms. Meghan Bayer  
Ms. Jennifer Biedscheid  
Mr. Edmund Boniface  
Mr. Buddy Roybal

**MEMBERS EXCUSED:**

Mr. Frank Katz, Vice Chair  
Mr. William Powell

**OTHERS PRESENT:**

Mr. David Rasch, Historic Planner Supervisor  
Ms. Sobia Sayeda, Planner Technician Senior  
Ms. Theresa Gheen, Assistant City Attorney  
Ms. Nicole Ramirez Thomas, Senior 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**

**Member Biedscheid moved to approve the agenda as published. Member Boniface seconded the motion and it passed by unanimous voice vote.**

**D. APPROVAL OF MINUTES: April 12, 2016**

Member Bayer requested the following change:

On page 3 at the top of the page in the motion for Findings of Fact, she abstained from that vote.

Ms. Thomas requested a change on page 49 where it should have said the existing stucco is cementitious, El Rey Adobe.

Ms. Gheen requested one change on page 20, third paragraph, second to last sentence where "like" should be changed to "unlike."

There were no other changes requested.

**Member Bayer moved to approve the minutes of April 12, 2016 as amended. Member Boniface seconded the motion and it passed by unanimous voice vote except for Member Roybal who abstained.**

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

Case #H-14-072. 637 Garcia Street.

Case #H-16-017. 587 Camino del Monte Sol.

Case #H-16-013. 164 East Houghton Street.

Case #H-16-014. 18 Gregory Lane.

Case #H-08-096. 1150 Canyon Road.

Case #H-14-112. 904 Don Gaspar Avenue.

Case #H-12-036. 327 East de Vargas Street.

Case #H-10-077. 1500 Cerro Gordo Road.

Case #H-16-025. 220 ½ McKenzie Street.

Case #H-16-026. 1120 Paseo de Peralta.

Case #H-16-027. 356 Hillside Avenue.

Member Biedscheid pointed out that the Board's action was incomplete on Case #H 16-027 at 356 Hillside Avenue. The Board denied the new portal but neglected to address the fences and gates that were part of the application.

**Member Biedscheid moved to reconsider Case #H-16-027 at the next available meeting. Member Boniface seconded the motion and it passed by unanimous voice vote.**

**Member Biedscheid moved to postpone the Findings of Fact and Conclusions of Law for Case #H-16-027 until after reconsideration of that case to the next available meeting. Member Boniface seconded the motion and it passed by unanimous voice vote.**

**Member Biedscheid moved to approve the remaining ten Findings of Fact and Conclusions of Law as presented. Member Boniface seconded the motion and it passed by unanimous voice vote.**

#### **F. BUSINESS FROM THE FLOOR**

Present and sworn was Ms. Stefanie Beninato, P. O. Box 1601, Santa Fe, who said she walks and bikes around the City and noticed on Ambrosia Street a carport right at the street and believed that is in a historic zone. On the building directly east of Roybal, she noticed iron and steel added on to the wall there. She noticed across from Paper Tiger on Montezuma a wrought iron fence in the yard there with construction materials but the fence looks permanent. And there are also two months of construction on Paseo de Peralta, of a portal and overhang that are visible. She reported that to the Historic Preservation Division but nothing seemed to happen. She didn't know if some of them were already permitted. That would have been nice to find out about. But the work on Paseo was ongoing and there was no visible permit. She didn't know if the City doesn't care that these changes in historic zones or that people are doing projects that could bring some money to the city. She was just bringing it to the Board's attention.

There was no other business from the floor.

#### **G. COMMUNICATIONS**

Mr. Rasch said the Board is going to vote on the 2016 Santa Fe Historic Preservation Awards tonight and the ceremony is May 19 at 5:30 in La Fonda.

#### **H. ACTION ITEMS**



Chair Rios said that public commenters are limited to 2 minutes. It is important to be concise. She also explained the process for appealing a decision of the Board.

1. **Case #H-16-024. 714 Gregory Lane.** Don Gaspar Area Historic District. Jaime Beltran, agent for WowWee LLC, owners, proposes to construct a 2,596 sq. ft. residential structure to a height of 14' 7" where the maximum allowable height is 15' 11", a 3' high stuccoed yardwall, and 6' high coyote fences on a vacant lot. (David Rasch)

Mr. Rasch gave the staff report as follows:

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

714 Gregory Lane is a 4,787 square foot vacant lot in the Don Gaspar Area Historic District.

On April 12, 2016, the HDRB postponed action on this application pending redesign that provides more unique design character for the structure. Now, the applicant proposes to construct a 2,596 square foot single-family residential building with an attached two-car garage to a height of 14' 7" where the maximum allowable height is 15' 11". The building is designed in a blended Territorial Revival/Spanish-Pueblo Revival style featuring room-block massing, brick coping on the parapets, and protruding vigas on the rear west elevation. The front, east massing is further broken up by placing one of the garages behind a 7' deep portal, a 1' deep accent portal in front of the other garage, and a 1' deep accent portal in front of the bedroom windows. Aluminum clad windows will be a "white" color with internal muntins only. Aluminum clad doors will be a "white" color. El Rey cementitious stucco will be "Ash".

Coyote fences at 6' high are proposed to be constructed on the north and south lotlines with regular-cut latilla lengths. A 3' high stuccoed yardwall will be constructed at the front side of the property. The yardwall features accent pilasters, nichos, and a stepped arch over a pedestrian gate to a height of 7'. An arched wooden board pedestrian gate will be installed.

#### **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 (H) Don Gaspar Area Historic District.

#### **Questions to Staff**

Member Biedscheid asked Mr. Rasch to indicate where the garage is behind the 7' portal.

Mr. Rasch pointed it out.

Chair Rios asked if he could point out the changes made on this application.

Mr. Rasch said he didn't remember.

### Applicant's Presentation

Present and sworn was Mr. Jaime Beltran, 9909 Denali Rd. NE, Albuquerque and Ms. Norma Beltran at the same address.

### Questions to the Applicant

Chair Rios asked Mr. Beltran what he had to tell the Board and if he could tell the Board what is different for tonight compared with last time.

Mr. Beltran said from the last hearing, they redesigned the house. The style is very different than before. He referred to the plans he submitted before. They moved the garage from the most prominent side to the business side and not as it was pictured before. The bedroom in front was moved toward the street to create block massing as suggested by the Board. He added the portal/porch to disguise the second garage and make it a more appealing house. He said they are very pleased with the final product and grateful that the opportunity was given to redesign. "Our customer will be very happy."

Chair Rios saw it has brick coping and asked if he is characterizing it as Territorial.

Mr. Beltran agreed.

Chair Rios asked if he was also putting vigas on it.

Mr. Beltran said on the east side and they are protruding on the west elevation in the drawing but he failed to remove them. He didn't intend to put them there.

Member Roybal said the Board really appreciates all the effort he put in to try to make it right.

Member Boniface also thanked him for working with the Board. He did put a lot of effort in. One thing he liked about this is the recessed garage door - set back 7' and acts as a portal. The shadow lines will really help to emphasize the block massing.

As a side note, Member Boniface said he lives in this neighborhood. Up on Don Cubero they have a similar portal - not hiding a garage but like a carport so Mr. Beltran has picked up some of the vocabulary of the neighborhood. That's a nice touch and works well with the neighborhood.

Mr. Beltran thought their final product is much nicer and a nice addition to the neighborhood.

Member Biedscheid asked him to remind her of the garage door material.

Mr. Beltran said they are solid wood doors.

#### Public Comment

Present and sworn was Mr. Richard Mariner, 727 Gregory Lane, who said within the Don Gaspar Area Historic District, there is a community of neighbors who are really committed to the protection and preservation of resources and a group of people who attended the last three meetings on this issue and he thanked them.

He said there is a signed letter that the next speaker will read into the record. In the analysis of the district, it demonstrated the characteristic layout of lots in the historic district, typically where there is a single-family home with a highly set back single garage or carport, many times at the back.

He said their feeling is that the new response doesn't go far enough in respecting that historic feature. In fact, the front elevation drawing doesn't show it at set back from the street. Therefore, they were really surprised to see this and generally disapproved of it as not harmonious with architecture of the street. It would be fine in other areas.

Present and sworn was Ms. Kathleen Elizabeth Parks Yost, 723 Gregory Lane, who said the Board has heard all of their concerns so she did not read the whole letter. She said they are happy to have houses built there but believe the double garages on the façades of both houses are not in character with the street or the historic district, even though they acknowledge that on the back of houses or on the side there are double-car garages. She had a letter, signed by ten of the neighbors and asked that it be included in the record [attached to these minutes as Exhibit 2].

She respectfully asked that Mr. Beltran to submit a design that is consistent with what they believe is more appropriate for the neighborhood with a single-car garage.

Ms. Stefanie Beninato (previously sworn) said she spoke last time and is glad he made changes that are in keeping with some of the characteristics. She might prefer a lower gate. Although not very evident from the drawings, the setback with portals will make a significant difference. She pointed out that literally, right around the corner on West Buena Vista is a home with a double garage right at the front façade. On Don Cubero, a few homes have double garages on the front façade up toward the street. So it is not a characteristic in the neighborhood. So she applauded the changes that were made and hoped the Board would approve the design this time. Gregory Lane has vacant land and it was intended to be eclectic by the family that originally owned it. She didn't think there is anything that would require a new owner to follow those in the drawings submitted years ago.

Present and sworn was Mr. Steven Fisher, 727 Gregory Lane, who said in response to Ms. Beninato that the Don Cubero houses with double garages are not in the historic district and the one on Buena Vista

on a corner lot has no way to make the garages not visible from the street.

He added that some of the Board were here for 718 Gregory Lane, which was the lot Ms. Beninato referred to. The developer agreed to eliminate one garage and replace it with a carport. He was extremely pleased with that and thought it was a pretty good compromise, even though one garage was too close to the street for this neighborhood. Then the Board asked him to replace one garage and replace with a bedroom and now it appears the garages are half of the front of the house. He would reiterate that it is important for him to submit a design that is harmonious.

Chair Rios said rather than a carport, he suggested a pergola.

Mr. Fisher agreed.

Present and sworn was Mr. Richard Hill, 723 Gregory Lane, who said that Gregory Lane ends in a turnaround and when they built their home, the original plan had four other approved lots that are now vacant. If all of them did what this person did, the street would potentially have 8 garages and he didn't know what arguments they would use with other developers. But it would considerably change the character of the street.

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

Member Boniface pointed out that in the zoning review worksheet, it shows 51 % lot coverage but allows 55% so the applicant is not meeting the lot coverage he could have. Zoning is allowing the square footage of this project but he didn't believe it is in the Board's purview to tell someone they cannot have a house of a certain size as long as it meets the zoning requirements.

Mr. Rasch agreed. The Board has no jurisdiction on whether it has two bedrooms or one bedroom but the Board does over the design of all exterior walls but in a sense, also determine that the use is harmonious - if a two-car garage is harmonious or if a large building is harmonious in the streetscape.

Chair Rios agreed it has to be in harmony in the neighborhood. Not only did we study the neighborhood but applicants should also. Most of the objections on this one are to the two-car garage.

Member Biedscheid asked if Mr. Beltran did consider any one-car garage design for this property.

Mr. Beltran explained that they are not the owners so they proposed what the owner wants. Here they just proposed doing it in a different way. The owner suggested he try to make it a less prominent feature of the house.

Member Bayer asked him to describe the portals. They are hard to see in the plans - what materials, etc.

Mr. Beltran said the portals are stucco with brick coping on top and no exposed wood. They will be like

part of the roof; like a porch you would have. The flat roof made of lumber and stucco.

Mr. Rasch said these portals are not the traditional pueblo portals but more like the others in the Don Gaspar district that have no exposed wood.

Chair Rios asked about public visibility.

Mr. Rasch said the east elevation is most visible. It is limited on the south and the north and the west not visible at all.

#### Action of the Board

**Member Boniface moved in Case #H-16-024, at 714 Gregory Lane. to approve the application as submitted. Member Roybal seconded the motion.**

**Member Biedscheid requested a condition that the latillas be at irregular heights and that the protruding vigas on the back be removed. Member Boniface accepted the amendment as friendly. He also added a condition that there be no visible rooftop appurtenances.**

**Member Bayer suggested since that means changes in drawings, that the revised drawings be submitted to staff for review and approval before a construction permit is issued. Member Boniface accepted that as friendly also and the motion passed by unanimous voice vote.**

2. **Case #H-15-108. 1270 and 1272 Canyon Road. Downtown & Eastside Historic District.** Christopher Purvis, agent for Chiron LLC, owner, proposes to alter a previous approval to construct a single-family residence with free-standing guesthouse and garage including design alterations and a second vehicular gate at 53" high. (David Rasch).

Mr. Rasch gave the staff report as follows:

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

1270 and 1270½ or 1270 and 1272 Canyon Road are two vacant lots in the Downtown & Eastside Historic District. On December 8, 2015, the HDRB granted approval to construct a 5,005 square foot single-family residence, 2-car garage, and guest house with walls, fences, and gates.

Member Roybal asked for a clarification whether the address is 1270 and 1272 or 1270 and 1270½.

Mr. Rasch said he could ask the applicant for that.

Now, the applicant proposes to amend the previous approval remodel the property with the following

four items.

1. The free-standing garage will be relocated from beside the guest house to beside the primary residence.
2. Windows will be slightly altered.
3. Skylights are proposed that shall not be visible from a public way, including the higher streetscape on Camino Militar.
4. A second vehicle gate will be constructed on Camino Militar. It will be faced with latillas at the maximum allowable height of 53".

**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**

There were no questions to Staff.

**Applicant's Presentation**

Present and sworn was Mr. Christopher Purvis, 200 W. Marcy, who said the original was 1272 but that is actually the lot next door and on that application he was applying for a fence. This is just plain 1270 Canyon Road.

**Questions to the Applicant**

Chair Rios asked if the vehicle gate is only 4½ feet.

Mr. Purvis said it is.

Member Roybal asked about materials to be used - like garage doors and gates.

Mr. Purvis said the garage doors are wood clad in a herringbone pattern of 1x6 lumber. And next to it is an antique wood gate.

**Public Comment**

There were no speakers from the public regarding this case.

#### Action of the Board

**Member Boniface moved in Case #H-15-108 at 1270 Canyon Road to approve the application as submitted. Member Roybal seconded the motion and it passed by unanimous voice vote.**

3. **Case #H-16-025. 220½ McKenzie Street.** Downtown & Eastside Historic District. Architectural Alliance, agent for Adobe Abode Real Estate Ltd., owners, proposes to construct a 105 sq. ft. 8' 3" high portal on a contributing residential structure. An exception is requested to place an addition at less than 10' from a primary elevation. (Section 14-5.2(D)(2)(d)). (Nicole Ramirez Thomas).

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

Addition of a window and door to 220 ½ McKenzie Street, a single-family residence construction post-1946 in the Pueblo-Spanish Revival style, was approved April 12, 2016. The applicant proposes to add one more item. The structure is listed as contributing to the Downtown and Eastside Historic District and the west elevation is designated as primary.

1. The applicant is asking for an exception to place a portal 3' from the primary elevation. The portal will be 105 square feet to the north of the west side of the building with tip of roof at 8'3" above finished floor and a flat roof with a simple fascia. The wood will be stained "light walnut."

The required criteria to meet the exception are provided below.

#### **RELEVANT CODE CITATIONS**

14-5.2(D) General Standards for All H Districts

##### **(1) General**

(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

(b) If a proposed alteration or new construction will cause an adjacent structure to lose its significant, contributing, or landmark status, the application may be denied.

##### **(2) Additions**

(a) Additions shall have similar materials, architectural treatments and styles, features, and details as the

existing structure, but shall not duplicate those of the existing structure in a manner that will make the addition indistinguishable from the existing structure.

(b) Additions to buildings that meet the standards of Subsection 14-5.2(E) shall continue to meet those standards set forth in Subsection 14-5.2(E) in addition to the standards set forth in this section.

(c) Additions are not permitted to primary façade.

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to significant or contributing buildings.

#### EXCEPTION TO PLACE ADDITION LESS THAN 10' FROM PRIMARY ELEVATION

(i) Do not damage the character of the streetscape

Response: The proposed portal does not damage the character of the streetscape because there are other portals on existing buildings in the streetscape that are on or near the primary façade and are not setback 10'-0". Also, the proposed portal will be concealed by an existing fence and will not be very visible from the street. When residents and visitors to the streetscape walk on Chapelle, they will see a few feet of the top of the primary façade and only a slight glimpse of the new portal behind the primary façade if they are able to see it at all because of the height of the fence and because the residence sits more than 60'-0" from the public sidewalk from which it is visible.

Staff response: Staff disagrees with this statement and does not feel that the applicant has established which elevations are designated the primary elevations of existing buildings on the streetscape. Additionally, fences do not constitute a permanent structure that prevents visibility of the structure from the streetscape.

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

Response: The portal would prevent a hardship to the applicant or an injury to the public welfare because the building site is so small that there are not alternate locations for the portal and because the portal location, which is off of a bedroom as well as the front door, offers protection from inclement weather for both the doors and for persons entering the structure.

Staff response: Staff agrees that a portal would protect the front door and bedroom from the elements.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Response: The portal strengthens the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts allows for broader outdoor use of the front yard of a family residence because the portal allows for a diversity of



activities among different age groups in the front yard, creating a coverage for those interested in sitting while another group may be playing in the open air and when the weather requires covered shelter. As for design options, overhangs or canopies or a smaller portal would cover the doors, but they would not provide enough covered area for the user to enjoy outdoor space that would be covered. The other options would only allow enough area for standing, not for sitting or relaxing. The portal also increases the use through different seasons and weather types. It offers covered seating to enjoy the unique Santa Fe climate.

Staff response: Staff agrees that a portal is a reasonable design option for the structure and that a portal would maximize the usable outdoor space in a manner that other types of coverage would not.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

Response: The special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape are that this site has very limited outdoor area in which to expand or build a portal. Also, the existing doors need to be covered and the portal is the best way to do it. The bedroom door is close to the primary façade which means that covering this door puts the structure closer than 10' setback from the primary façade. This is an existing condition unique to this building and this site.

Staff response: Staff agrees that this property has limited outdoor area in which to build a portal. Additionally, the placement of the existing bedroom door is less than 10' from the primary façade and the limited yard space provide few options for placement of the portal.

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

Response: The special conditions and circumstances which are not a result of the actions of the applicant are that the buildable area of the lot is limited and the area where the portal is located is specific to this site and to the locations of existing doors.

Staff response: Staff agrees that the buildable lot of the area is limited and that the proposed portal will accommodate existing doors and windows on the structure.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

Response: The portal location will provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1) because it has been setback as far as possible from the primary façade and still be able to cover and protect the door to the bedroom and allow enough covered area to enjoy the outdoor space. The code states that the addition be setback 10'-0" from the primary façade, however, the existing door to the bedroom is only setback 5'-0" from the primary façade and the front door is only 16'-0" from the primary façade. In order to have a comfortable portal and to cover the

doors, the portal needs to be within the 10'-0" setback. The design of the portal does set it back 3'-0" and tries to meet the intent of the code by having a setback and tries to have minimal impact on the streetscape.

Staff response: Staff agrees that given the lot size and the configuration of the building and enclosed yard, and the placement of an existing tree, the proposed position of the portal provides the least negative impact to the contributing structure.

#### **STAFF RECOMMENDATION:**

Staff finds the exception criteria responses to place an addition at less than 10' back from a primary elevation have been met with the exception of criterion (I). However, the Board may find that the exception has been met, if testimony at the hearing provides substantive additional information. Otherwise the applicant complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown and Eastside Historic District.

#### **Questions to Staff**

Chair Rios said there are 6 criteria attached to this and Ms. Thomas agreed with five of them but not the first. She asked why.

Ms. Thomas said she didn't feel there was any research to determine which buildings in the streetscape were contributing and which elevations were designated primary. Maybe there is a misnomer between primary façade and what is a designated primary elevation. In addition, fences do not constitute a permanent structure that prevents visibility from the streetscape. That was also provided in the responses

Chair Rios asked if she felt the project is in harmony with the streetscape.

Ms. Thomas agreed and added there is not another appropriate place to put the portal.

Chair Rios explained that to approve it, the Board has to find all six are met. Staff agreed with five of six so in the motion, if the motion is to approve, you have to indicate you agree with staff on five and on the other, to state the facts why the applicant has met the criteria.

Member Boniface said the fence could be torn down and the structure be visible. But it is also visible through a parking lot from Chappelle Street.

Ms. Thomas agreed.

Member Boniface clarified that the structure is actually behind another building so he asked what the visibility is from McKenzie.

Ms. Thomas said if there were no fence, it would have no visibility from McKenzie but the portal would be visible from Chappelle Street.

#### Applicant's Presentation

Present and sworn was Mr. Eric Enfield, 612 Old Santa Fé Trail, who said he thought it is a beautiful project. On the portal, Member Boniface is right. It is not visible from McKenzie and across from the west through another lot that is vacant. So the west primary façade is actually protected so it is not impacting the primary façade but respecting it. If we went to ten feet back the portal would only be 2x6'. We are scaling it to the residence but not touch the primary façade.

He said Staff wanted him to review every case in the area, what was contributing and what was a primary façade. It probably would have taken two months to do that and he would have to go through the Clerk's office to get that information. So he didn't do the research but that research couldn't have been done to determine every lot that had a portal and how close they are. So he didn't find it. But he also thought that when you look at question 1 - do not damage the character of the streetscape, the fact that it is behind the primary residence on the street means it will have very minimal impact. It has a very narrow roof portal so you are looking at the portal to the west. And you can see how thin the roof is. So he thought they have done the best that can be done and protected the primary windows and door.

#### Questions to the Applicant

Chair Rios agreed with his response and thought it is appropriate.

Member Biedscheid asked if there was any consideration of moving that French door so the portal could be moved back.

Mr. Enfield said he didn't consider it. Sheet A-1 shows bedroom 2. He might be able to move those doors one foot but no more than that.

Member Boniface said regarding criterion 1 that he was wondering what streetscape they were talking about - whether McKenzie or Chappelle.

Mr. Rasch explained that when a structure doesn't have a streetscape, it is a 300' radius from the front door.

#### Public Comment

Ms. Beninato (previously sworn) said she is in support of the exception for this portal. Although only 3' back, the Board has too often allowed primary elevations to be covered. This is respectful in avoiding the

primary elevation. The lot on Chapelle is vacant and may be built upon someday. It doesn't make a visual impact except to be more pleasing with your eye. She also thought if everyone had to prove that, the Board would never grant an exception at all and that wouldn't make people happy.

#### Action of the Board

**Member Boniface moved in Case #H-16-025 at 220½ McKenzie Street, to approve this project and agree with staff's findings of the five criteria. For criterion #1, he finds that the applicant's response does address the concerns of not damaging the streetscape. The fact is that it is 60' from McKenzie, behind a residence at McKenzie and has very little impact on the streetscape, so he finds that number one has been met. Member Roybal seconded the motion and it passed by unanimous voice vote.**

4. **Case #H-16-017. 587 Camino Del Monte Sol.** Downtown & Eastside Historic District. Craig Hoopes, agent for Josh Wilson, owner, proposes to construct a 1454 sq. ft. addition to a height of approximately 27' for an addition to a contributing residential structure where the maximum allowable height is 15'1" on a sloping site and a freestanding 1500 sq. ft. 23' guesthouse with garage. Two exceptions are requested to remove historic materials (Sections 14-5.2(D)(1)(a), (D)(5)(a), and (D)(5)(b)) and to exceed the 50% footprint standard (Section 14-5.2(D)(2)(d)). (David Rasch).

Mr. Rasch gave the staff report as follows:

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

587 Camino del Monte Sol is a single-family residence and free-standing guest house that was constructed in the Spanish-Pueblo Revival style before 1922 with many subsequent alterations. The residence is listed as contributing to the Downtown & Eastside Historic District with portions of the south and north elevations designated as primary and the guest house is listed as non-contributing.

On April 12, 2016, the HDRB granted a preliminary height exception to a maximum of 28' 6" with the condition that there shall be setbacks on the west or south elevations to relieve the massing height.

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

1. The historic, but perhaps not original, portal on the north primary elevation will be removed. An exception is requested to remove historic massing (14-5.2(D)(1)(a) and (D)(5)(b)) and the required exception criteria responses are at the end of this report.
2. A historic window on the north primary elevation will be removed and a fireplace will be constructed in this location. An exception is requested to remove historic material (14-5.2(D)(1)(a) and

(D)(5)(a)) and the required exception criteria responses are at the end of this report.

3. The non-primary portal infill and the short yardwall on the south elevation will be removed. The remaining façade will have a massing feature that mimics the primary façade side wings with increased height.
4. The clerestory on the roof and other west elevation non-historic massing will be removed.
5. Non-primary elevation windows on the east elevation will be removed and replaced with simulated divided-lite windows in different dimensions and locations.
6. The non-contributing non-historic carport and casita will be demolished. There is no public visibility of the carport and casita and the City Building Official finds that the structures do not meet current building codes and are in need of repair.
7. An addition will be constructed on the west elevation of the residence at 1,454 square feet to a maximum height of approximately 27' (lower than the previously approved height exception). The addition is designed in the Spanish-Pueblo Revival style and harmonizes with the residence. Finishes will be El Rey cementitious "Suede", aluminum clad windows in "Bronze", and wood stain in a "dark brown". The maximum allowable footprint addition is 1,027 square feet. An exception is requested to exceed the 50% footprint standard (14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of this report.
8. A 1,377 square foot 4-car garage/casita will be constructed in the Spanish-Pueblo Revival style to a maximum height of 23'. Finishes will match the residence and addition.

## **RELEVANT CODE CITATIONS**

### 14-3.14(G) Demolition of Historic Structure, Standards

(1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

- (a) Whether the structure is of historical importance;
- (b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
- (c) The state of repair and structural stability of the structure under consideration.

### 14-5.2(D)(1) General Design Standards for All H Districts, General

(a) The status of a significant, contributing, or landmark structure shall be retained and preserved. If a proposed alteration will cause a structure to lose its significant, contributing, or landmark status, the application shall be denied. The removal of historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

#### 14-5.2(D)(2) General Design Standards for All H Districts, Additions

In any review of proposed additions or alterations to structures that have been declared significant or contributing in any historic district or a landmark in any part of the city, the following standards shall be met:

- (a) Additions shall have similar materials, architectural treatments and styles, features, and details as the existing structure, but shall not duplicate those of the existing structure in a manner that will make the addition indistinguishable from the existing structure.
- (c) Additions are not permitted to primary façades.
- (d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary façade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary façade. To the extent architecturally practicable, new additions shall be attached to any existing noncontributing portion of structures instead of attaching them to the significant or contributing portion.
- (e) The height of additions:
  - (i) For contributing structures shall be no more than one additional story higher than the existing structure. To the extent architecturally practicable, two story additions shall be set to the rear or the side rear of the structure. When an additional story is to be placed upon an existing contributing structure, that footprint may be no greater than fifty percent of the footprint of the existing structure, subject to the provisions of Subsection A(1) above. For the purposes of this paragraph, an additional story shall not exceed twelve (12) feet from the existing rooftop to the highest point of that story.

#### 14-5.2(D)(5) General Design Standards for All H Districts,

##### Windows, Doors, and Other Architectural Features

- (a) For all façades of significant and landmark structures and for the primary façades of contributing structures:
  - (i) Historic windows shall be repaired or restored wherever possible. Historic windows that cannot be repaired or restored shall be duplicated in the size, style, and material of the original. Thermal double pane glass may be used. No opening shall be widened or narrowed.
  - (ii) No new opening shall be made where one presently does not exist unless historic documentation supports its prior existence.
  - (iii) No existing opening shall be closed.
- (b) For all façades of significant, contributing and landmark structures, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event replacement is necessary, the use of new material may be approved. The new material shall match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

#### 14-5.2(D)(9) Height, Pitch, Scale, Massing and Floor Stepbacks

The height, pitch, scale, and massing of any structure in an historic district, as defined in this section, shall be limited as provided for in this section, unless further restricted within this chapter.

(a) Applicability

The following sections identify specific areas and specific projects subject to this section. Land use department staff shall determine whether or not properties are included within this section.

(ii) Project Types

Land use department staff shall determine the applicability of this section to individual projects and the applicable streetscape as follows:

(D) When the proposed building, yard wall or fence is located on a lot with no frontage on rights-of-way, the streetscape is defined by measuring a distance of three (300) feet in all directions beginning from the mid-point of the façade which contains the principal entrance of the building. The height of a proposed yard wall or fence shall not exceed the height of the tallest yard wall or fence within this streetscape. See Illustration 14-5.2-4, "Interior Lot with No Street Frontage."

(e) Scale

The height of a proposed building or addition, its façade length, and its roof form and pitch shall appear to be in proportion to the height, façade length, and roof form and pitch of buildings in the applicable streetscape, or the building on which the addition is proposed.

(f) Massing and Floor Stepbacks

The Board may require that upper floor levels be stepped back, to carry out the intent of this section; provided that the board in making such determinations shall take into account whether the height of the proposed building, yard wall, fence, or proposed stepback of upper floor levels is in harmony with the massing of the applicable streetscape and preservation of the historic and characteristic visual qualities of the streetscape. The Board shall also require that the publicly visible façades of the structure be in conformance with Subsections 14-5.2(E) through (H), and in meeting those requirements, may require that different floor levels be stepped back.

**EXCEPTION TO REMOVE HISTORIC PORTAL (14-5.2(D)(1)(a) and (D)(5)(b))**

(I) Do not damage the character of the streetscape

Response: The character of the streetscape is very mixed and inconsistent in terms of architectural styles, architectural elements and periods of construction. Within the streetscape is very easy to see façades

without portals. In addition, the house cannot be seen from any public right of way.

Staff response: Staff agrees with this statement.

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

Response: The portal we are proposing to demolish covers a significant area of a primary elevation. By eliminating it the primary elevation will be fully exposed the way it originally was and it will be easier to provide proper maintenance to minimize the deterioration of the original structure.

Staff response: Staff agrees with this statement.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Response: The portal we are proposing to demolish covers a significant area of a primary elevation. Removing the portal returns the façade to its original condition.

Staff response: Staff does not agree with this statement. The applicant did not discuss other design options.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

Response: The portal is not part of the original structure.

Staff response: Staff does not agree with this statement. The applicant did not provide a response to this criterion.

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

Response: The applicant has just bought the property and has done no work on this house. It was learned at a later time that the portal was an addition to the original structure.

Staff response: Staff agrees with this statement.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)



Response: By demolishing this portal we will be restoring the primary façade and it will be easier to provide the required maintenance for its proper preservation.

Staff response: Staff agrees with this statement.

#### **EXCEPTION TO REMOVE HISTORIC WINDOW (14-5.2(D)(1)(a) and (D)(5)(a))**

**(I) Do not damage the character of the district**

Response: The window is not able to be seen from any public right of way. There are other structures in the district with façades with minimal windows. This is a common condition within the district including the gated compound where this property is located.

Staff response: Staff agrees with this statement.

**(ii) Are required to prevent a hardship to the applicant or an injury to the public welfare**

Response: In eliminating the window, the owner can make the house better work for his family and the way they want to live in the home. This window is not efficient, is a single pane window in not good condition. By eliminating this window the energy efficiency of the house could be improved significantly. The window report indicates that the window is in too deteriorated condition to be saved.

Staff response: Staff agrees with this statement.

**(iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts**

Response: The redesign of this house provides a solution to the contemporary lifestyle within the historic fabric that is not available in most historic homes. The design requires an element (fireplace) that provides balance to the great room. In order to provide this balance the fireplace needs to be in the place where the window we are proposing to remove is currently located.

The gated compound where the property is located includes other houses with façades that have large walls with minimal windows. This condition is very common in the area.

The removal of the window does not change the heterogeneous character of the neighborhood or character of the house.

Staff response: Staff agrees with this statement.

### **EXCEPTION TO EXCEED THE 50% FOOTPRINT STANDARD (14-5.2(D)(2)(d))**

(I) Do not damage the character of the streetscape

Response: The addition of the square footage will not damage the streetscape since some of the houses around are larger. In addition, the house cannot be seen from any public right of way.

Staff response: Staff agrees with this statement.

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

Response: The family that has purchased the property requires space for all its members including proper space for the mother. In addition, due to the family needs and the distinctive topography, the house will require an elevator and vertical circulation so the house can function the way the family needs. These elements will take square footage from the addition that will be built.

Staff response: Staff agrees with this statement.

(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

Response: The house is of Pueblo Revival style. All materials and elements will match the existing historic design to strengthen the unique character of the district. In addition, there are some other houses and structures in the district that are larger. The new design will be proportional to the site and other structures around. The new design will not change the character of the neighborhood.

Staff response: Staff does not agree with this statement. The applicant did not discuss other design options for additional square footage such as detached square footage.

(iv) Are due to special conditions and circumstances which are peculiar to the land or structure involved and which are not applicable to other lands or structures in the related streetscape

Response: The north and south façades have portions that have been listed as primary. In addition, the space between the existing structure and the lot boundary line on the East side is minimal. These conditions give us the only option of expanding the house to the West where the topography is severe. The property is large (2+ acres) and is therefore able to support a larger structure. This is not possible on other

properties in the neighborhood.

Staff response: Staff agrees with this statement.

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

Response: The lot is significantly larger than what can be found in the area.

Staff response: Staff agrees with this statement.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

Response: The provisions in this section and subsection intend to promote the economic, cultural, and general welfare of the people of the City, the continued existence and preservation of historical areas and buildings and the continued construction of buildings in the historic styles.

The expansion of the house to provide the required areas by the people who potentially will occupy this renovated property is critical. The property is desperately in need of an owner who is financially capable and willing to preserve the integrity of the historic structure.

The renovation and additional construction of the property will be a significant financial investment which will positively contribute to the economy of the city. In addition, the owner values the unique culture and history of the area. In order to embrace and encourage this uniqueness, he intends to use local artists and craftsmanship as much as possible during the renovations and new construction.

The way we are proposing to add the additional square footage will not affect the primary elevations. We will keep their integrity and we will integrate the new structure to the natural topography of the lot. In addition, the lot is significantly larger than the ones in the surroundings. By adding square footage to the structure the proportions land-structure will look more balanced in relationship with the surrounding properties.

Staff response: Staff agrees with this statement.

#### **STAFF RECOMMENDATION:**

Staff finds that the portal removal exception criteria have not been fully met, that the window removal exception criteria have been met, and that exceeding the 50% footprint exception criteria have not been fully met. However, the Board may find that the exceptions have been met after additional testimony at the

hearing. Otherwise, staff finds that the application complies with Section 14-5.2(C) Regulation of Contributing Structures, (D) General Design Standards, and (E) Downtown & Eastside Historic District.

### Questions to Staff

Chair Rios understood this is 94 years old. Staff indicated that many alterations were made. She asked what those are.

Mr. Rasch said they are numerous. Some are historic; some are not. The breakfast nook on the west is larger. He remembered that at the status hearing, Mr. Hoopes has a hearing and two sisters didn't agree on it. So it was hard to track.

Chair Rios said he mentioned two things that have changed. Also the setbacks on the west to relieve the massing. She asked if those have been met.

Mr. Rasch agreed. They put a railing on the second floor.

Chair Rios noted the portal on the north side is historic but not original, so it is over 50 years old.

Mr. Rasch agreed.

Member Boniface asked by how much the addition exceeds 50%.

Mr. Rasch said the addition is 1454 sq. ft. and the 50% allowance is only 1027. So it is a little more than 400.

Member Boniface asked if the attached garage is part of the 50%.

Mr. Rasch said it is not.

Chair Rios asked, with all these alterations taking place and having the north and west as primary, if it would lose its contributing status.

Mr. Rasch said the building is truly not publicly visible or accessible. Glimpses only. We have imposed restrictive standards that made it hard to remodel. The west elevation is the only place for a significant addition and it drops down a lot. They are going downhill. It is really up to the Board whether the addition is sensitively attached. If so, it retains the contributing status.

Chair Rios agreed that it appears there are a lot of changes.

Mr. Rasch pointed out that on the south, they are removing the nonhistoric portal. On the north, the primary designation doesn't include the breakfast nook and on the west elevation, part of that was a studio.

They are restoring the window.

Chair Rios asked then if the portal being enclosed was not primary.

Mr. Rasch agreed.

Chair Rios asked how many garages they are proposing and where they are located if the grade being disturbed.

Mr. Rasch said it is a four-car garage. They have two doors seen on the top and the amount of fill that would be applied is shown. So where the van pulled up it will still look like a one-story building.

Chair Rios asked how the garages relate to the existing house.

#### Applicant's Presentation

Present and sworn was Mr. Craig Hoopes, 333 Montezuma, who acknowledged this is a slightly difficult project. It sits on a very large lot and has a presence in front with a long drive. It is a site that is appropriate to have a larger home. When you look at houses around it, you'll see many at the same size or larger so he feels this addition is in keeping with surroundings and in better condition to have the size being proposed. As Mr. Rasch noted, the two south primary elevations will be left as they are and on the north - the primary elevation, the primary factor is the large window of the art school that was there previously. The small window appears to have been a door and was changed out. He didn't know the history when that change was made. The portal was not original and added, probably in the late sixties so it is not historic. He was in disagreement with the staff report on that issue.

They are trying to keep the appearance of a one-story home as you approach. By locating the garage there and doing the grading, they are hiding the mass from the front to maintain the scale. With the other elevations, they worked hard to create massing that is sympathetic to the original massing and maintains the rhythm there in this addition. He understood that from some other properties, you might see the two-story massing but you now see the two-story of the guest house from the west. So he felt the neighbors are not being impacted because what they see now and what they will see in future are not different in height.

They broke up the massing with a railing to get a difference in massing on the west and north. That railing will pick up some details of the original home.

#### Questions to the Applicant

Chair Rios asked if he agreed the public visibility is limited except from the neighbors from the west.

Mr. Hoopes said it is not visible from any public way he was aware of. Perhaps in the middle of winter

while leaves are gone. But it is very distant from any public street.

Chair Rios asked about the square footage.

Mr. Hoopes said it is 2,661 existing square footage and the proposed is 1444 square feet. But staff didn't feel all of the footprint was historic.

Chair Rios asked how far away the garage would be and it was connected in any way.

Mr. Hoopes said a walk way is the only connection and it sits away from primary elevations.

Chair Rios asked about height.

Mr. Hoopes said the parapets are down a couple of feet from the existing house. And the grade is falling off there so it is part of the rationale.

Member Biedscheid asked if he said the portal on the north is not historic.

Mr. Hoopes agreed and, according to the report by Katherine Colby, it was done in the late sixties.

Member Biedscheid asked, if it is not historic, if an exception would be required.

Mr. Rasch said no. The problem is that we don't really know in which year it was built.

#### Public Comment

Ms. Beninato (previously sworn) said she could appreciate that this is a large lot, not visible from the street, and only neighbors can see that it is a two-story and the Board has already given an exception and now are considering more. She asked if it is necessary to have a garage that is 23' high. She also would ask that they preserve the portal that is historic. The Board should require that feature be preserved.

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

Member Biedscheid said regarding the exception criteria, that the portal is possibly historic but under the two criteria, Staff didn't agree with that. She asked if he could address those and to describe what other design options were considered.

Mr. Hoopes said he felt it would allow the original façade to come back to life and provide the opportunity to provide more design options for the city. Unlike adding portals, he felt that by removing it, they could restore that façade a little better.

Mr. Rasch asked then why enclosing it was not considered.

Mr. Hoopes said they did not consider that because from the Great Room they wanted views to the landscape.

Mr. Rasch said it is a unique circumstance for this project.

Mr. Hoopes thought this is a perfect case of trying. He is hoping that in the future, Staff can redesign the criteria so they are easier to answer. He thought the condition of that existing portal was important to see and was sorry the Board didn't walk around the house. Its condition is in great need of repair. That is an extenuating circumstance not unlike the guest house there now. It would need so much work that its removal is the right thing to do. He feels the same about the portal.

Chair Rios asked if the height of the garages is 23'.

Mr. Hoopes clarified that from the bottom of the guest house to the top of the garage is 23' but the garages themselves are only 15' high.

Chair Rios understood. She thought they were in front of the guest house, not on top.

Mr. Hoopes said they are in front of the addition. The guest house and main house on north side can walk out to grade but when you arrive, the garages will appear as one-story.

Member Biedscheid asked with respect to exceeding the 50% footprint and the unique heterogeneous criterion and asked if he could speak to other design options considered like detached, etc.

Mr. Hoopes said the property falls off to the west so we have to add square footage to move up and down among the levels. Unlike a normal house, we have to have a stairs and in this case also an elevator and that all consumes square footage. Last time, the Board asked us to consider changes without sheer two-story façades so we reduced some of the upper level to make those changes happen. We were at 1,300 square feet before and now over 1,400 but part of that was to make the changes the Board requested and allowing vertical travel through the house.

Mr. Rasch said with that statement, he felt the exception is met.

Chair Rios recapped there are three different exceptions: removal of a historic portal (six exception criteria), removal of a historic window (three exception criteria) and to exceed 50% footprint (six exception criteria). So in the motion, the maker must state the findings.

#### Action of the Board

**Member Biedscheid moved in Case #H-16-017 at 587 Camino Del Monte Sol, to approve the application as follows: approve item 1, finding that all six exception criteria are met to remove the historic portal on the north primary elevation; with respect to criteria 1, 2, 5 and 6 as stated by staff**

in the staff report. With respect to criterion #3, she finds the applicant's additional testimony on optional designs have been met because he is proposing a house without a portal and other design options in the area do have portals. She finds that criterion #4 has been met - due to special conditions and circumstances - they are proposing a view and because the historic portal is in need of repair. She moved to approve item 2, for removal of the historic window, finding that the three exception criteria are met as specified by staff in the staff report. She moved to approve items 3, 4, 5, 6, and 8. She moved to approve item 7, finding that the six exception criteria to exceed the 50% footprint have been met with respect to items 1, 2, 4, 5, and 6 as specified by staff and with respect to criterion # 3 - the criterion for strengthening the unique heterogeneous character of the city by providing a full range of design options, was met by the additional testimony that the property falls off to the west and in order to accommodate vertical movement between the different levels, extra footage is necessary and secondly, because in accommodating the setback from the upper massing block, additional square footage is added for that massing. Member Boniface seconded the motion.

Chair Rios asked for an amendment that there be no visible rooftop appurtenances. Member Biedscheid accepted the amendment as friendly and the motion passed by unanimous voice vote.

5. **Case #H-16-028. 852 Dunlap Street.** Westside-Guadalupe Historic District. Joshua Maes, agent for Gloria Roybal, owner, requests a historic status review of a contributing primary residence and a free-standing casita. (Nicole Ramirez Thomas).

Ms. Thomas gave the staff report for this case as follows:

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

852 Dunlap is a contributing single family structure and secondary unit located in the Westside-Guadalupe Historic District. The applicant is asking for a status downgrade. The primary structure is a vernacular style rectangular plan box adobe building with a non-historic gable roof. It was constructed in the 1930s, the roof and roof-line were altered in the 1960s, and the entire structure was renovated in the 1970s. The exterior of the structure is faced with synthetic stucco, and a wood door on the north side of the residence is flanked by opaque side-lites. The windows on other elevations of the house were replaced in 2006 when the failing concrete foundation was fixed. The window replacement included changes in the window openings. Behind the main house is a casita (852 A) which was constructed after 1978. It is a cement slab, framed structure with a medium pitch gable roof. Aluminum and aluminum clad double-hung and sliding windows fenestrate the structure.

The initial evaluation of the property was conducted in 1989 and was recommended non-contributing to the Westside-Guadalupe Historic District at that time. An updated evaluation was conducted March 16, 2016, and submitted with the current application requesting to downgrade the structure's status from contributing to non-contributing.



### **STAFF RECOMMENDATION:**

Staff recommends approval of the request for downgrade of the structures at 852 Dunlap Street from "contributing" to "non-contributing" as the request complies with 14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts.

### **Questions to Staff**

Chair Rios asked if Staff recommended the downgrade because of the changes made. She counted five of them.

Ms. Thomas clarified that she recommended non-contributing because it was constructed after 1978.

Member Bayer asked why it was listed as contributing.

Mr. Rasch said when properties were approved by the Governing Body, there were a few not substantiated and they applied the status to all of the structures at the same address. It was a technical problem Staff found.

Member Biedscheid asked if the Board was considering both 852 and 852A.

Ms. Thomas agreed.

### **Applicant's Presentation**

Present and sworn was Mr. Joshua Maes, 518 Old Santa Fé Trail, who stood for questions.

### **Questions to the Applicant**

Chair Rios asked if he agreed with downgrading this property.

Mr. Maes agreed. The family's wish is to downgrade.

### **Public Comment**

Ms. Beninato (previously sworn) thought it was clear that the casita designation was mistaken, given the date of construction and the fact that the roof was put in during the sixties. It is approximately 50 years

old and something you might want to consider but the substantial changes in the 70's also need to be considered.

Chair Rios thought Staff said the entire structure was renovated.

Ms. Thomas agreed. It was done in 1971 and a letter from the family is in the packet.

Chair Rios said it doesn't look anything like the original.

Ms. Thomas said according to the HCPI, the windows were changed and the roof line was changed.

#### Action of the Board

**Member Roybal moved in Case #H-16-028 at 852 Dunlap Street, to approve per staff recommendations to downgrade the structure from contributing to non-contributing. Member Boniface seconded the motion and it passed by unanimous voice vote.**

6. **Case #H-16-029. 716 Gildersleeve Street.** Don Gaspar Area Historic District. Lawrence Catanach, agent for Marion Tassin, owner, proposes to remodel a contributing residential structure by altering non-primary elevations and constructing basement access. (David Rasch).

The applicant for this case was not present.

**Member Boniface moved to postpone Case #H-16-029 at 716 Gildersleeve Street to the next available meeting. Member Roybal seconded the motion and it passed by unanimous voice vote.**

#### **I. MATTERS FROM THE BOARD – Vote on Historic Preservation Awards**

Mr. Rasch reviewed the ballot and showed the various awards and the nominations for each. He asked the Board to vote for each category and explained that it is important to vote no if you feel the project doesn't deserve an award.

The Board members cast their votes and submitted the forms to Staff.

Member Bayer suggested sending letters to those not awarded.

Member Roybal announced the painting of benches on May 7, Saturday morning.

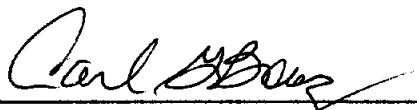
Chair Rios announced she would not be present at the May 10 meeting.

**J. ADJOURNMENT**

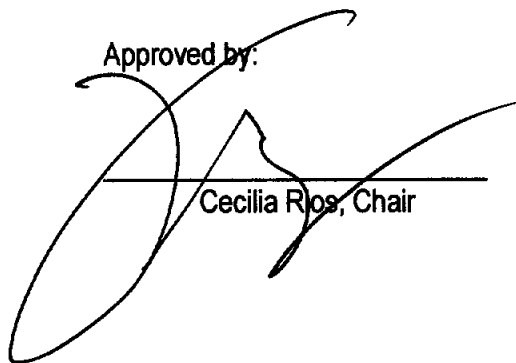
Member Roybal moved to adjourn the meeting.

The meeting was adjourned at 7:21 p.m.

Submitted by:

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

Approved by:

  
\_\_\_\_\_  
Cecilia Rios, Chair