



Agenda

HISTORIC DISTRICTS REVIEW BOARD FIELD TRIP
TUESDAY, January 9, 2018 at 12:00 NOON
HISTORIC PRESERVATION DIVISION, 1st FLOOR CITY HALL
HISTORIC DISTRICTS REVIEW BOARD HEARING
TUESDAY, January 9, 2018 at 5:30 P.M.
CITY COUNCIL CHAMBERS

- A. CALL TO ORDER
- B. ROLL CALL
- C. APPROVAL OF AGENDA
- D. APPROVAL OF MINUTES: December 12, 2017
- E. FINDINGS OF FACT & CONCLUSIONS OF LAW

Case #H-17-097B. 984 Acequia Madre, Unit C.
Case #H-17-057B. 806 Don Gaspar Avenue.
Case #H-17-101A. 53 and 55 Old Santa Fe Trail.
Case #H-17-101B. 53 and 55 Old Santa Fe Trail.
Case #H-17-102. 501, 503, 507 Webber St.

Case #H-17-105. 853 E. Palace Ave.
Case #H-17-106. 345 Delgado St.
Case #H-17-107. 233 West Manhattan Ave.
Case #H-17-108. 100 N. Guadalupe St.
Case #H-17-109. 431 Camino de las Animas.

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

1. Case #H-17-104. 960 Acequia Madre. Downtown & Eastside Historic District. Chet Cramin, owner/agent, requests to replace a vehicle gate with a 5' high mechanical vehicle gate on a contributing residential property. (Nicole Ramirez Thomas)
2. Case #H-17-095. 905 Camino Ranchitos. Downtown & Eastside Historic District. Sandra Donner, agent for Grant Hayunga, owner, proposes to replace windows and repair stucco on a contributing structure. (Nicole Ramirez Thomas)
3. Case #H-17-066B. 415 Camino Manzano. Downtown & Eastside Historic District. Hoopes and Associates, agent for Douglas and Sarah Brown, owners, proposes to remodel three structures by removing 540 sq. ft. and constructing 2,114 sq. ft. of additions to a contributing residential structure, remove part of a contributing yardwall, remove a non-historic portal on a contributing tower, and other alterations. Three exceptions are requested to remove historic material Section (14-5.2(D)(1)(a)), to exceed the 50% footprint standard Section (14-5.2(D)(2)(d)), and to change opening dimensions on a primary elevation Section (14-5.2(D)(5)(a)(i)). (David Rasch)
4. Case #H-17-091B. 604 Alto Street. Westside-Guadalupe Historic District. Jack Boubelik, owner/agent proposes to replace windows and doors on a contributing residential structure and construct a stuccoed balustrade at the east patio. An exception is requested to remove historic material Section (14-5.2(D)(5)(a)(i)). (David Rasch)
5. Case #H-05-007B. 815 East Alameda Street, Unit 1. Downtown & Eastside Historic District. William Kleinschmidt, agent for Abruzzo Development, LLC, owner, proposes to re-stucco with an unapproved color on a contributing residential structure. An exception is requested to Section (14-5.2(E)). (David Rasch)
6. Case #H-17-103. 984 Acequia Madre. Unit B. Downtown & Eastside Historic District. Deborah Auten, agent for Holly Hart, owner, proposes to construct a 576 sq. ft. free-standing garage to 10 ft. high at a contributing residential property. (Nicole Ramirez Thomas)

7. **Case #H-18-001.** 1301 Canyon Road, Unit C. Downtown & Eastside Historic District. Michael Munson, owner/agent, proposes to construct a 998 sq. ft. guest house to a height of 17'5" where the maximum allowable height is 14'1" on a sloping site. (David Rasch)
8. **Case #H-11-138.** 544 Canyon Road. Downtown & Eastside Historic District. Lorn Tryk, agent for May and Charlie Wilson, owners, proposes to construct a 202 sq. ft. addition on a contributing residential structure and a 708 sq. ft. addition on a non-historic garage. An exception is requested to place an addition less than 10' from a primary façade Section (14-5.2(D)(2)(d)). (David Rasch)

I. MATTERS FROM THE BOARD

J. ADJOURNMENT

Cases on this agenda may be postponed to a later date by the Historic Districts Review Board at the noticed meeting. Please contact the Historic Preservation Division at 955-6605 or check http://www.santafenm.gov/historic_districts_review_board_hearing_packets for more information regarding cases on this agenda. Persons with disabilities in need of accommodations, contact the Historic Preservation Division office at (505) 955-6605 five (5) working days prior to the meeting date.



CITY CLERK'S OFFICE
Agenda DATE 1/3/17 TIME 10:40
PREPARED BY *[Signature]*
APPROVED BY *[Signature]*

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5. Case #H-17-103. 984 Acequia Madre Unit B. Downtown & Eastside Historic District. Deborah Auten, agent for Holly Hart, owner, proposes to construct a 576 sq. ft. free-standing garage to 10 ft. high at a contributing residential property. (Nicole Ramirez Thomas)
6. Case #H-18-002. 544 Canyon Road. Downtown & Eastside Historic District. Lorn Tryk, agent for May and Charlie Wilson, owners, proposes to construct a 202 sq. ft. addition on a contributing residential structure and a 708 sq. ft. addition on a non-historic garage. An exception is requested to place an addition less than 10' from a primary façade Section (14-5.2(D)(2)(d)). (David Rasch)

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SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD

January 9, 2018

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C. Approval of Agenda	Approved as presented	1-2
D. Approval of Minutes December 12, 2017	Approved as amended	2
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H. Action Items		
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I. Matters from the Board	None.	30
J. Adjournment	Adjourned at 8:07 p.m.	30

MINUTES OF THE
CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD

January 9, 2018

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, 200 Lincoln Avenue, 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. William Powell

MEMBERS EXCUSED:

Mr. Frank Katz, Vice Chair
Mr. Edmund Boniface
Mr. Buddy Roybal

OTHERS PRESENT:

Mr. David Rasch, Planner Supervisor
Ms. Nicole Ramirez Thomas, Senior Planner
Ms. Theresa Gheen, Assistant City Attorney
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 and available on the City of Santa Fe web site.

C. APPROVAL OF AGENDA

Member Biedscheid moved to approve the agenda as presented. Member Powell seconded the motion and it passed by unanimous voice vote.

D. APPROVAL OF MINUTES - December 12, 2017

Member Biedscheid requested a change on page 14 at the top where it should say there was a written history of the house that was previously provided.

Chair Rios requested the following changes to the minutes:

On page 9, under Questions to Staff where it should say, Chair Rios asked her what exception responses she did not agree with and why.

On page 10, 11th paragraph, it should say, Chair Rios asked if the structural condition had been inspected by a qualified person.

On page 15, 4th paragraph, should say at the end of the sentence, "if the garage is demolished."

On page 30, 11th paragraph, Chair Rios said that the discussion was helpful.

Member Bayer moved to approve the minutes of December 12, 2017 as amended. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

E. FINDINGS OF FACT AND CONCLUSIONS OF LAW

Case #H-17-097B. 984 Acequia Madre, Unit C.

Case #H-17-057B. 806 Don Gaspar Avenue.

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Case #H-17-109. 431 Camino de las Animas.

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

F. BUSINESS FROM THE FLOOR

There was no business from the floor.

G. COMMUNICATIONS

There were no communications.

H. ACTION ITEMS

Chair Rios announced to the public that anyone disagreeing with the Board's decision has up to 15 days after the approval of Findings of Fact and Conclusions of Law to appeal to the Governing Body.

1. **Case #H-17-104. 960 Acequia Madre. Downtown & Eastside Historic District. Chet Cramin, owner/agent, requests to replace a vehicle gate with a 5' high mechanical vehicle gate on a contributing residential property. (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

960 Acequia Madre is a single-family residence built in the Spanish-Pueblo Revival style and located within the Downtown and Eastside Historic District. The house was built by 1935.

No project is proposed for the house. The applicant is requesting to change the vehicle gate at the entrance of the property. At their hearing on December 12, 2017, the Board postponed this case to a date certain of January 9th in order to see a redesign of the gate.

The previous request was as follows:

Currently the gate is a manual gate with open bars and is made of steel with patina. The applicant is requesting to replace the gate with the same type of iron but with a solid panel of steel with patina and to change the gate from manual to motorized. The proposed gate will be placed in the same opening as the existing gate. The proposed gate will be 5'-0" in height, just as the existing gate is, and will be 13'-9" in length. Included in the redesign of the vehicle gate is the addition of a manual operated pedestrian gate.

The current request has been adjusted to address the concerns of the Board.

The gate dimensions are proposed to be the same as initially proposed and as exists currently. The gated design requested to be metal with a "light rusting" and 1" x 6" staggered bumps in the metal across the top 12" of the vehicle gate and the pedestrian gate.

STAFF RECOMMENDATION:

Staff recommends approval of the initial application as it complies with 14-5.2(D)(9) General Design Standards for All H Districts, Height, Pitch, Scale, and Massing and 14-5.2(E) Downtown and Eastside and defers to the Board to determine if the revised gate design is in-keeping with the gate guidelines for the Downtown and Eastside.

Questions to Staff

Chair Rios asked if the applicant requests staggered burns on the top of the gate which are going to be about one-inch wide and about six inches long and asked if that was correct.

Ms. Ramirez Thomas agreed and said the applicant provided the design on page 27. She didn't know how many there would be.

Chair Rios asked if the gate's architectural style would be considered as modern because of the metal, or if it is in harmony with the pueblo revival style.

Ms. Ramirez Thomas said it is modern and not of the same style of the home but in this district, these types of gates exist. So it is not out of character with the district.

Chair Rios thought the burned style is new.

Ms. Ramirez Thomas agreed but we have seen solid panels.

Applicant's Presentation

Mr. Chet Cramin, 960 Acequia Madre, was sworn. He said "burn" is a misnomer. It is a laser cut through the gate. That is a scale drawing and has the number of cuts anticipated in the gate as shown.

Questions to the Applicant

Member Bayer noted the last page shows the laser cuts and asked if that is the subject property.

Mr. Cramin said no. That picture was provided by the contractor from other location.

Chair Rios commented that there are some solid gates in that area but have some fenestration and used plywood to block the fenestration. We don't know if they were board-approved or when they were built. On Acequia Madre is a gate more like this one but it has see-through parts. So there are a variety of gates.

Member Bayer said they saw other gates - two solid wooden gates that had fenestration with something behind it and art design on it, and one that was very plain.

Member Powell said these reveals are a piece of board and asked if he liked that.

Mr. Cramin said no but he would like it without fenestration.

Member Powell referred to the steel frame of a door and craftsmanship and was still concerned with plain steel. More typical was an ornamental wrought iron gate.

Mr. Cramin went to the drawing of the gate and said it is broken up as a pedestrian gate.

Member Powell agreed, but the vehicle gate has solid steel panels.

Mr. Cramin said it will be done nicely. "If you wanted me to keep the ornamental on top, I could."

Member Powell said this is a tough one. He is not open to articulation of the gate. He understood the need for privacy.

Mr. Cramin said he did change the texture. He was trying to stay in context with gates on the street. He referenced the three on his street that are solid.

Chair Rios asked Member Powell if he had any suggestions to make.

Member Powell said it would take time and thought.

Mr. Rasch asked if he was suggesting decorative to put on it.

Member Powell said no.

Mr. Cramin said they will use some of the pedestrian gate and make some changes to it.

Member Powell said where he had the vertical reveals maybe to punctuate the steel with a back panel of 2.5" for shadows and the same thing with the gates within constraints of the budget.

Ms. Ramirez Thomas said some of the panels would be proud and others set back.

Member Powell said that wasn't what he was proposing and felt that would be worse than what is being proposed.

The Board discussed possible designs.

Chair Rios asked if he understood.

Mr. Cramin said it seemed the Board would either approve this or he would meet with Mr. Powell for more clarification.

Chair Rios said that could be included in the motion.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Ms. Gheen said it is not allowed to have individual board members to confer as a board member to explain what is in the motion - not extra communications. But Staff could talk with them.

Member Powell moved in Case #H-17-104. 960 Acequia Madre to approve the application as submitted with the condition that the Applicant meet with Staff to implement what was discussed in the meeting.

He said he didn't want to be specific with the design. The fence would be clad with steel as submitted but for both front and back side, Staff would decide how to implement that.

Member Biedscheid seconded the motion.

She asked if the intent was to provide relief, so it doesn't read as a solid panel.

Member Powell agreed and suggested 18" for articulation would be a good parameter. He didn't think the slots were needed in a new design.

Member Bayer pointed out that usually, with this much design guidance, we postpone. She was not sure this was clear direction.

Member Powell said the projects always get better when brought back.

Mr. Cramin said he thought Ms. Ramirez Thomas understands and we can achieve it.

Chair Rios said Ms. Ramirez Thomas could talk with Member Powell to explain it.

Member Biedscheid asked if the motion is to approve the rest of the application.

Member Powell agreed. **The pedestrian door is acceptable, and otherwise, it is all approved.**

The motion passed by unanimous voice vote.

2. **Case #H-17-095. 905 Camino Ranchitos. Downtown & Eastside Historic District. Sandra Donner, agent for Grant Hayunga, owner, proposes to replace windows and repair stucco on a contributing structure. (Nicole Ramirez Thomas)**

Ms. Ramirez Thomas presented the staff report as follows:

BACKGROUND & SUMMARY:

905 Camino Ranchitos is a Spanish Pueblo Revival style single family residence and guest house located in the Downtown and Eastside Historic District. The exact date of construction is unknown but, according to the Historic Cultural Properties Inventory form, a subdivision survey from 1966 does not show that the house existed in this location, putting the construction date at post-1966. The house first shows up in the city directory in 1973. A second story was added to the property before 1980. The guest house was formerly a chicken coop and became a guest house at an unknown date. The Board upgraded the historic status of the main house to contributing and designated the north elevation as primary, excluding the windows and other non-historic additions and elements of the home (i.e. the second story, the southwest corner addition).

The defining characteristics of the home include the long portal at the front of the house, wood corbel details, vigas, and the overall massing is characteristic of the Spanish-Pueblo Revival style. Major changes to the house include addition of a second story and window changes.

The applicant proposes the following two items.

1. The applicant proposes to replace the existing windows. Window trim will be painted "blue."
2. Stucco repair where necessary. Stucco will be El Rey cementitious "Adobe."

STAFF RECOMMENDATION:

Staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all H Districts and 14-5.2(E) Downtown and Eastside Historic Districts.

Questions to Staff

Chair Rios asked if they are replacing all windows.

Ms. Ramirez Thomas said most will be replaced and none of them are historic.

Applicant's Presentation

Ms. Sandra Donner was sworn and handed out an elevation and photo of window detail. She clarified that the windows are wood inside and out. The second story is really raised ceiling and those windows won't be changed. One window on the back side is being kept and the bay windows in the kitchen.

She said the photo shows the window color. Currently, the windows are bright blue, and all will be changed to the new window color.

Questions to the Applicant

There were no questions to the Applicant.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Biedscheid moved in Case #H-17-095 at 905 Camino Ranchitos to approve the application as submitted. Member Bayer seconded the motion and it passed by unanimous voice vote.

- 3. Case #H-17-066B. 415 Camino Manzano. Downtown & Eastside Historic District. Hoopes and Associates, agent for Douglas and Sarah Brown, owners, proposes to remodel three structures by removing 540 sq. ft. and constructing 2,114 sq. ft. of additions to a contributing residential structure, remove part of a contributing yardwall, remove a non-historic portal on a contributing tower, and other alterations. Three exceptions are requested to remove historic material Section (14-5.2(D)(1)(a)), to exceed the 50% footprint standard Section (14-5.2(D)(2)(d)), and to change opening dimensions on a primary elevation Section (14-5.2(D)(5)(a)(l)). (David Rasch)**

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

415 Camino Manzano is a single-family residence that was originally constructed by 1912 in the Territorial style as two free-standing structures. In 1927-1930s another free-standing structure, known as the bunkhouse, was constructed and two additions were constructed on the primary structure, one of which connected the original two structures together. In 1976, another addition was constructed at the primary structure on the northeast corner. In 1978, an addition was constructed on the east side of the bunkhouse. In 1984, the bunkhouse was remodeled with a bay window and a portal on the south façade. In 1987, a red Pro Panel roof was installed. Finally, after 1993, a portal was constructed that connected the primary structure with its additions to the bunkhouse structure with its additions. The building is listed as contributing to the Downtown & Eastside Historic District and elevations 1-6, 14, and 15 are designated as primary.

A free-standing two-story water tower was probably constructed in the first quarter of the 20th century. On or before 1967, the water tower was enclosed with adobe. At an unknown non-historic date this structure was converted into residential space and the portal was constructed. This structure is listed as contributing to the district and the south elevation is designated as primary.

A stuccoed adobe yardwall at the street frontage and along the driveway entry was constructed before 1968. The wall has an arched pedestrian entry with a historic wooden gate and a bench flanked by buttresses. This structure is listed as contributing to the district and the west and south elevations are designated as primary.

On November 28, 2017, the HDRB postponed action pending redesign and reconsideration of the number of exceptions being requested. Now, the applicant proposes to remodel the property with the following ten items and the number of exceptions has been reduced.

PRIMARY RESIDENCE

1. 540 square feet of the 1,237 non-historic square footage will be removed from the 2,956 historic square footage. The remaining addition allowance is just 781. Additions totaling 1,330 square feet will be constructed. An exception to exceed the 50% footprint standard is requested and the required exception criteria responses are at the end of this report.
2. A portion of the new square footage proposes to enclose the existing non-historic portal on primary elevation #1. An exception is requested to place an addition on a primary elevation and the required exception criteria responses are at the end of this report.
3. The primary entry door will be widened. An exception is requested to change opening dimension and the required exception criteria responses are at the end of this report.
4. On the non-primary north and west elevations windows and doors will be altered and historic windows will be restored.
5. The non-historic portal height will be increased, and the pitched roofs will be replaced with standing-seam metal in "Colonial Red" finish.
6. Finishes are described as the El Rey version of Sto "Earthnut" and trim in "Brilliant White". However, staff is unable to find what this color looks like. Also, cementitious stucco is required for all the contributing structures.

SITE

7. A vehicle gate and trash enclosure will be constructed.

TOWER

8. The non-historic portal will be removed.

YARDWALL

9. 15 linear feet of the historic yardwall will be removed from the driveway portion. An exception is requested to remove historic material (14-5.2(D)(1)(a)) and the required exception responses are

at the end of this report.

RELEVANT CODE CITATIONS

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

- (a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
- (b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
- (c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
- (d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

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

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:

(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.

(2) Additions

- (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.

(5) Windows, Doors, and Other Architectural Features

- (a) For all façades of significant and landmark structures and for the primary façades of contributing structures:
 - (l) 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.

EXCEPTION TO EXCEED THE 50% FOOTPRINT STANDARD (HOUSE)

(i) Do not damage the character of the *streetscape*; The rationale behind this is to keep the streetscape the same. By incorporating the garage into the mass of the house and building behind the garage the view from the street will not change. This could be built as a separate structure on the property but this would change the view down the driveway.

Staff response: Staff agrees with this statement.

(ii) Prevent a hardship to the *applicant* or an injury to the public welfare; The owners wish this house to be one in which they can age in place. The renovated house has been designed to be accessible. By disconnecting the garage from the house, the house would not be as accessible.

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; The change will not impact the farmhouse character of this house and therefore will maintain the heterogeneous character of the City. We studied several alternatives to reduce the square footage such as detaching the garage from the addition and finding a way to incorporate the master in the original mass of the house. By detaching the garage, the accessibility of the house gets more problematic and inconvenient. The existing house does not have spaces that allow the master suite to also be handicapped accessible.

Staff response: Staff agrees with this statement.

(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*; this is a larger lot within this part of town. It can support a larger footprint structure. The proposed completed structure would cover 30% of the lot with no visible change in density from the street.

Staff response: Staff somewhat agrees with this statement, assuming that the applicant intended to state that the lot is larger than other lots in the streetscape.

(v) Are due to special conditions and circumstances which are not a result of the actions of the *applicant*; this was the condition of the property when the current owners bought it. Aging is not an action of the clients and expected future needs of the client require accessibility.

Staff response: Staff disagrees with this statement. Additional square footage on an already large residence is not a need in ageing. Typically, ageing leads to downsizing.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1). No apparent change in size from the street thereby not impacting the historic nature, economic impact nor tourist impact as stated in Subsection 14-5.2(A)(1).

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff finds that none of the exception requests were fully met. Otherwise, the non-exception-based alterations comply with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Questions to Staff

Chair Rios saw that originally, this property had three bedrooms not connected and now the bunkhouse is connected through a breezeway so now they are all connected.

Mr. Rasch agreed, but they still have to walk outside to the bunkhouse. Only 781 square feet is left, and they requested 1,300.

Chair Rios asked him to describe public visibility and if he would say most of the addition is on the nonvisible east side.

Mr. Rasch agreed. The public visibility is on the west and you can look down the driveway and see the upper half of most buildings. The portal at the tower is nonhistoric. The alteration to the front door is not visible and the large master suite and garage are not visible from the street.

Chair Rios observed it now has grey stucco and red ProPanel roof.

Mr. Rasch could not find the color "earth nut." The roof will be colonial red, and trim is brilliant white.

Chair Rios said they have four different exceptions to meet and Staff agreed with all but two criteria.

Mr. Rasch said they were 4 and 5 which are difficult and not easily grasped by applicants. They responded with 30% lot coverage. They intended to say the lot is larger than others. #5 - not result of applicant. And they responded it is already there. Typically, aging means downsizing.

Chair Rios asked what he agreed with on opening on a primary elevation.

Mr. Rasch read the Applicant's response. They didn't address other design options and why they did not choose them. On #4, their response didn't not address the criterion. For #5 - not the result of actions of the applicant, he didn't see anything that was the result of their action. Finally - removal of historic material and is #5 and #6 and #2 as well. On the yard wall, for #5, the yard wall doesn't need to be removed to reside on the property. He reminded the Board that they did not appeal the past board decision.

Chair Rios saw a letter from Paul Bardeke and asked if there were any others.

Mr. Rasch said there was one that was concerned with their viewshed.

Member Bayer asked on item 7 - vehicle gate, if there is a design in the packet.

Mr. Rasch said it is on page 72 of the packet with the yard wall elevation, trash enclosure and new gate elevation on the bottom right. The gate now is wood painted white.

With their changes, there were 7 exceptions and now only 4.

Applicant's Presentation

The Applicants, Douglas Brown and Sarah Brown were sworn and their agent, Mr. Craig Hoopes, 333 Montezuma was sworn.

Mr. Brown said he appreciated the Board's time and the Staff's suggestions. Just an 8" increase in one door makes it handicapped accessible. He said, "I love Santa Fe and the historic aspect of it. I was appointed as Secretary of the Treasury and we found this property just 3 houses away from where we live now. We are committed to its historic nature. We want an historic home. Sarah won a Mainstream award in Albuquerque for her preservation. We will keep the historic materials.

Member Powell mentioned last time about the overpowering size. The decrepit greenhouse - we want to replace that space with a garage and master bedroom free standing and connect it to the main house without going through the kitchen.

Ms. Brown said, we were looking for a little larger house because it wouldn't fit our family, as it has grown. We felt it important and were pleased we came up with a way to hide the addition from the street or public view. The color chosen matches the north wall of the house. The wood color matches as closely as possible with what is there. We were told by friends that this would be a big project when it comes on the market. We said we were not interested but went through the house with the previous owner and heard his story and could tell how much it was loved. It has lots of nostalgia - most in the 19th century. We just fell in love with it. That was 11 months ago, and we have been working and studying on adobe design. The bid we made was with an architect knowledgeable and we chose Craig Hoopes through friends. He is in a book on the Lovato House. We have been working with him almost 11 months, as well.

"I think you didn't quite understand that we are both history majors and Spanish minor and love houses. And I am on the board of preserving Acequia Madre and the National Hispanic Cultural Center - to preserve Spanish culture. We would answer questions and our purpose is to preserve it and hide the new part."

Mr. Hoopes said, from our last meeting, we re-evaluated what we were doing and took to heart the comments of the Board. We eliminated three of the exceptions and found ways to work around them. But were left with four that were imperative for this house to happen.

In answering the questions for exceptions, this is a half-acre lot and large in that part of town. This one does sit away from neighboring houses. The house will only cover 30% of the lot. The whole idea was that the feel from the road would not change and new construction away from the visible part, tucked back in

the walled garden. Part of the problem is that it doesn't meet the needs of today's owners. There are four bedrooms but only one has a closet and that one is only 4" deep. So we must remodel it to make it livable.

In addition, with clients aging and disabilities in the family, they wanted it to be ADA accessible. The owners wanted a larger house, so kids and grandkids could all gather there for holidays and a smaller house would not allow that.

That is how we got to creating a house that needed the 50% footprint exception with a 1,300 square feet addition to the house. That is more than the rule allows but we designed it, so it doesn't look bigger. To construct an addition to primary façade is difficult. We have historic fabric here - pointing to the floor plan - and not coming out from the most historic portion but to tie the two together. Even though in front of a historic wall, it is behind the most historic portion of the house. It would not be visible from the street and we think that is reasonable way to tie them together.

Mr. Hoopes showed the door to be widened. It is not the front door of the house. We don't want to change the historic front door because it is visible from the street.

The last issue is the wall. While I can't dispute Mr. Rasch's comment that we meet code now but there is no parking on Manzano or Acequia Madre and people coming to dinner must park on the property and there is not enough maneuverable room without backing down the driveway, so we are trying to provide more maneuverable room for entertaining at the house. It is the least objectionable option for the property.

Mr. Hoopes shared pictures of the driveway where they are asking to remove 7%, 15 feet of the 192-foot wall and it is from the end of the gate at the back. So from the road, the impact would be very minor. And would provide relief for cars in there. The drive narrows as it goes into the property.

Mr. Brown said this property is one of the last vestiges of the rural east side. By removing the 15', it will be more accessible but also more open as an aspect of rural nature.

Questions to the Applicant

Chair Rios asked for the existing square footage now and the square footage when finished, if approved.

Mr. Rasch said it is listed on page three.

Mr. Hoopes said currently, there are 2,956 square feet of historic building.

Mr. Rasch said the current total is 3,064 and they are adding 1,330 for 4,394 when done.

Chair Rios asked if they would have 30% lot coverage.

Mr. Hoopes agreed and they are and allowed 40%.

Chair Rios asked if there would be any changes where the parking is such as brickwork or landscaping.

Mr. Hoopes said the landscaping is a change.

Chair Rios asked if there would be anything on the roof.

Mr. Hoopes said it is a new roof but there will be no equipment on it.

Chair Rios asked him to describe the standing seam roof and state how far the seams are on it.

Mr. Hoopes said they would probably be 20-24" apart.

Chair Rios asked if, with these changes, the house is this going to remain contributing.

Mr. Rasch agreed and said the amount of yard wall to be removed is insignificant. Widening the door was his idea so he supported that. If added square footage is needed, this is probably the best location. So he believed it would retain the contributing status and removing the wall makes it more like it was before, anyway.

Member Powell asked him to point out the location of the addition.

Mr. Rasch said clearly the front area closest to street is a guest room, so it will have five bedrooms to accommodate.

Member Powell asked for the- date of the yard wall.

Mr. Hoopes said it is unknown. The gate was installed in the 1940's. The bench at the turn-in is being kept and was probably original. The street has raised two feet since the gate was put in. The Brown's love having it.

Member Biedscheid saw the HCPI describes the pedestrian gate so it is historic. She asked if the vehicle gate is historic.

Mr. Rasch doubted it.

Mr. Hoopes said the existing vehicle gate is white wood with x framing as can be seen in the picture and they want to put up a very simple gate there. They are willing to match that gate because it is falling down and not operable now. They need something sturdier and at the same height as the wall, about 4' 5". It will be metal, see-through.

Member Powell asked for more detail on the square footage.

Mr. Rasch said the inventory is on page 22. It has first the guest wing with two rooms. And another addition which seemed to have been three separate buildings. It looks like two rooms might be 648 and 876 square feet and the kitchen is 471. So that is the original part. There are two nonhistoric additions there

also.

Mr. Hoopes said it was added to several times.

Mr. Rasch said page 23 shows some of it.

Mr. Hoopes said it doesn't include the bunkhouse.

Mr. Rasch said the bunkhouse is historic and has nonhistoric additions.

Member Powell pointed out that the new addition is larger than the entire original house.

Member Biedscheid had a similar concern. When the Board first heard this, the property was listed as significant but because the inventory listed all the additions, the Board made it contributing. She feared the new addition would further lower the status.

Member Powell didn't know how he felt about it.

Mr. Hoopes said the addition doesn't dominate the existing when you walk the street. It only dominates in the drawing. He reduced the area of the garage and he can't reduce it any more.

Mr. Rasch said the Board often sees large additions to listed historic structures and what makes it more sensitive here is the location and the attachment. And the bunk house is adjacent but could be connected with a hallway instead of appended directly to the structure.

Member Powell said here in America, we still make the addition look a lot like the original. But there should be subtle cues. Having been built in 1912, it is quite an old property at this point.

Chair Rios agreed the Board has done that before.

Mr. Hoopes pointed out that they set it apart by direction of the roof. Over the bunkhouse, it is E-W and the rest is N-S.

Member Powell asked if 200 years from now, it would be clear what is the addition. If it all looks like 1912 then what do they have?

Mr. Hoopes said the window expression in the back is also different. That would lead people to say it is not the same original house. And you can see that historic progression in the windows.

Member Powell said that is referencing the back but what about the primary elevation.

Mr. Hoopes said the front is preserved. We are not changing the primary façades. The garage was obviously not built in 1912.

Member Powell said the critical element is the primary façade. And the addition and how they relate is important.

Mr. Hoopes said the only change on the south façade is the garage and one window to the right with a different configuration than on the back. They are also taking down the greenhouse - it is more barn-like.

Member Powell was concerned about how they are combining those two buildings.

Mr. Hoopes suggested they could articulate the garage off the bay window portion of the house

Member Biedscheid asked if they considered a one-car garage.

Mr. Hoopes said that is not an option.

Member Powell asked how much wall is being demolished.

Mr. Hoopes said the wall is 192 feet and they are removing only 7%, which is the least visible portion.

Mr. Rasch agreed.

Member Powell thought it was a very romantic wall as you walk in the property. He asked if parking is allowed on Manzano.

Mr. Hoopes said no and none is allowed on Acequia Madre.

Chair Rios asked if it is a problem of getting out of the property.

Mr. Hoopes said removing that part actually opens up the property to the people walking along the street.

Mr. Rasch added that the primary part of the wall is along Manzano. The west and south parts are primary.

Member Powell remarked that this is tough to do this. We are tasked with upholding the ordinance of the City.

Member Biedscheid asked about the widening of the door and if they had considered doing that at one of the doors that are not primary - 15 and 14.

Mr. Hoopes said both 14 and 15 are primary façades.

Member Biedscheid asked if the entrance from the garage is accessible and they could use it as the only accessible entry.

Mr. Hoopes said that means a wheel-chair person would only have a second-class entrance.

Member Biedscheid said she was simply asking if there is an alternative. She appreciated his comment, but they have to think creatively with minimal exception to the code. That is a valid consideration to be taken seriously.

Chair Rios asked how much wider the door would be.

Mr. Hoopes said it is 8" wider.

Member Bayer said for her, the addition of square footage was not as much of a concern. It is not inconsistent with the character of the house.

Mr. Brown said they don't have to do the driveway wall or widen the doorway and could chase the handicapped through the garage. But the house would look exactly the same after they are done. You won't be able to tell, walking around the house what is new and what is old.

Chair Rios asked then, how they would distinguish the new from the old.

Mr. Brown said they wanted to integrate it.

Member Bayer explained that the new addition should be distinguishable.

Ms. Brown said she liked the way Mr. Powell talked about the romance of the adobe wall. But this is an ugly part of the wall - just concrete block and it blocks off the view coming down the driveway of the tower, the garden and the original front door. She thought it would be more romantic to move that wall back a little bit.

Chair Rios asked if part of the wall is block and not adobe.

Mr. Hoopes agreed.

Member Powell asked why it requires an exception, then.

Mr. Rasch agreed it is the nonhistoric portion of that wall.

Chair Rios asked how many feet is the block portion.

Mr. Hoopes said it was around ten feet.

Chair Rios said from her perspective of a person born here and raising of walls, that she found it interesting that this applicant wants to take down a wall to see more of the property. When she grew up on Camino del Monte Sol - in Acequia Madre, there were no walls and no gates because people could not afford them. Zero high walls and no gates.

She thought Member Bayer made a very interesting point. In the inventory, it started off here and kept adding on. She was from a large family and wished their home would have been larger when her daughters come, but they couldn't all be in the same place. So she could appreciate their desire. We have a delicate balance to uphold the ordinance and what owners' needs are and if they are doing it in a sensitive manner. What we see from the street is not the addition.

Mr. Rasch pointed out that if they separated the garage from the bunkhouse, a wheelchair would not have to go through the garage.

Mr. Hoopes understood what he said but it would push the garage back into the setback line.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Powell asked if the door being widened by 8" is to be replaced in-kind.

Mr. Hoopes agreed.

Mr. Rasch said it is going from two-lite to three-lite

Mr. Hoopes said it currently is 4' 8" with 4" side lites.

Mr. Rasch said the door is more characteristic of Territorial

Member Powell thought it probably was from 1912. We either have to discuss the issues still or make a motion. He suggested for the wall, to remove the block part (not adobe). He asked if it would help the turnaround if the block wall would be removed.

Mr. Hoopes agreed that would help.

Member Powell thought if the addition went out five feet further, it would allow the door to be more accessible. He asked where the lot line is on the back.

Mr. Hoopes said that on the east setback line, they didn't want to destroy the garden there. The idea is to reestablish the orchard and it needs some space.

Mr. Brown said moving it back 3' would be possible and they could eliminate the sheds on the east.

Member Powell explained that he was trying to not deny the application.

Mr. Brown understood. He also offered to just take away the block part of the wall. Without the portal, they didn't have access to those three bedrooms.

Member Powell asked if the garage could be smaller.

Mr. Hoopes said they reduced it already but they could take out the storage -

Mr. Brown pointed out the storage shed on the site plan and said they could push it a foot or two or maybe three.

Member Powell asked if he wanted the case decided now.

Mr. Brown asked if the Board might be able to resolve it now.

Member Powell said he understood.

Mr. Brown said they could distinguish the new from the old.

Chair Rios appreciated his cooperative spirit and their desire to do the right thing. Sometimes projects have to come back several times and the board and owners are more appreciative of the discussion.

Mr. Brown understood.

Chair Rios said the applicants are trying to preserve a lot of historicity in the detail and to distinguish new from old.

Member Powell added that the Board just wants to take good care of it. It is hard to have the Board look at it this closely. The Board is not picking on the Browns but is trying to make it the best and keep it historic. He thought they were making progress, but he also felt that making the decisions this large and this fast meant it might be better to have this architect find the best way to meet it all. The Applicant just offered to give up their storage and yet Mr. Hoopes might find a way to keep the storage too. Where we came from is a vast improvement and hopefully, only one more would do it.

Member Powell moved in Case #H-17-066B at 415 Camino Manzano, to postpone for further changes with consideration of removing the block yard wall portion, setting back the garage, leaving the door in their hands, and distinguishing the new from the old.

Mr. Hoopes clarified the stucco matches the existing color with cementitious stucco.

Member Bayer seconded the motion. Member Bayer commented that from the testimony, a case could be made for exceeding 50% and the non-historic portal but the Applicant should rewrite the responses, so Staff would agree with them.

Mr. Rasch suggested February 13 which has a January 19 submittal deadline.

The motion passed by unanimous voice vote.

- 4. Case #H-17-091B. 604 Alto Street. Westside-Guadalupe Historic District. Jack Boubelik, owner/agent proposes to replace windows and doors on a contributing residential structure and construct a stuccoed balustrade at the east patio. An exception is requested to remove historic material Section (14-5.2(D)(5)(a)(I)). (David Rasch)**

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

604 Alto Street is a single-family residence that is attached to adjacent structures of historic importance with two sides of the structure sharing walls with the adjacent structures. The structure was built before 1912 in a vernacular manner with a Spanish-Pueblo Revival porch on the north elevation that was constructed between 1928 and 1934. There is a mixture of historic wood, historic steel, and non-historic aluminum windows. The building is listed as contributing to the Westside-Guadalupe Historic District and the north elevation with the porch is designated as primary.

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

1. The historic steel casement window on the north primary elevation will be removed and replaced with an operational window that meets the ingress/egress dimensional requirements. An exception is requested to remove historic material (Section 14-5.2(D)(5)(a)(I)) and the required criteria responses are at the end of this report. Page 12 shows the window operation problem.
2. All remaining six windows will be removed and replaced with three 12-lite casements and three 3-over-1 double hung windows.
3. The non-historic metal security door grille at the north entry will be removed and replaced with a Spanish-style metal grille on the existing door frame.
4. The wooden gates at the east elevation zaguan entry will be removed and replaced with Spanish-style metal gates.
5. A pendant light fixture or maybe a sconce, will be installed under the front portal.
6. Proposed finishes are stucco in El Rey cementitious "Buckskin" and portal woodwork and gutter paint in "Baronial Brown", a dark brown.

RELEVANT CODE CITATIONS

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

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:

(5) Windows, Doors, and Other Architectural Features

(a) For all façades of significant and landmark structures and for the primary façades of contributing structures:

(l) 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.

EXCEPTION TO REMOVE HISTORIC MATERIALS

(l) Do not damage the character of the district

Replacing the window with the same style 12-lite casement window should not damage the character of the district, and if approved, it will match the other 12-lite casement windows being proposed to replace the plastic Andersen slider windows (W2 & W3) in the living room. Three matching 12-lite casement windows on the corner of Alto St. and Closson St. should strengthen the character of the house and the Westside-Guadalupe Neighborhood.

Staff response: Staff agrees with this statement, since the steel casement is not original to the structure.

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

The window is not functioning properly. The window hits the exterior stucco after opening less than an inch. This is the only window in the room and with it not opening it becomes a fire hazard for the residents (emergency egress). It also prevents fresh air from flowing into the house during summer months.

Staff response: Staff agrees with this statement upon examining the submitted evidence.

(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

Options:

a. Leave the window as is and cut out a large amount of the exterior stucco and header along the top of the window, then put new metal lathe up and re-stucco. Cutting into the header would damage the

integrity of the window and the wall. Having a large area of new stucco could disrupt the character and look of the house by having texture and color that does not exactly match the existing stucco.

b. Demo the interior sill, head and jambs of the window frame and attempt to remove the window without damage. Lower the sill and reinstall the window. It is unclear how much demo would be required to remove the window without damage, and the integrity of the window and the wall would remain in question.

c. Remove the window with the priority of maintaining the structure and integrity of the wall and replace the window with the same style 12-lite casement window.

Staff response: Staff agrees with this statement that option c is the best option.

STAFF RECOMMENDATION:

Staff finds that the exception request to remove historic material has been met and recommends approval of this application which otherwise complies with Section 14-5.2(D) General Design Standards and (I) Westside-Guadalupe Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Jack Boubelik was sworn. He said the windows are historic metal casements on the north elevation. He spoke with Bennet López on the rules. The existing casement has an opening just over 4' and replacing with 12-lite casements, would still be just under the egress required dimension. But Mr. López said they could grandfather in the egress. The stucco on the exterior comes down a good inch so that when it opens, the window would hit the stucco. So he would like to set the window so it functions correctly.

Questions to the Applicant

Member Powell asked if instead of bullnosing, the plaster goes back up.

Mr. Boubelik agreed. The exterior stucco comes down too far for the window to open.

Member Powell asked if he would have to patch some stucco.

Mr. Boubelik agreed but wanted to replace most of it from the interior.

Mr. Rasch said Appendix J does allow that.

Member Powell asked about the front door.

Mr. Boubelik said he would like to remove the mesh grid and possibly vertical bars and match with the double metal gate to the courtyard.

Member Powell thought the proposed looked much larger.

Mr. Boubelik explained that it shows the door without the metal security gate.

Member Powell asked if they are the original windows.

Mr. Rasch said the only original window is on the east elevation and it is not a primary elevation (at the kitchen).

Mr. Boubelik wanted to keep the same style - 12 lite - for façades 1, 2, 3, and 7. They are a slightly different dimension. He has not selected windows yet. He complained that the window companies don't even want to talk with him and help figure out what he could do.

Member Powell said typically, the Board would approve and ask Staff to give approval on window style or the Board would approve the style. Normally, in the application, the windows are sorted out beforehand.

Mr. Boubelik said he wanted to restore it back to its greatness. Right now, he has plastic, steel, aluminum and wood windows. He didn't want cheap windows but also a uniform look around the house.

Wood or metal clad would be fine with him. He had no preference, but he wanted nice windows.

Member Biedscheid asked him about the pictures in the packet.

Mr. Boubelik said most of them are from the same area and are metal casement like his.

Member Powell said those casements are historic now, so he urged Mr. Boubelik to take them to a recycler when removed.

Mr. Boubelik knew they are valuable. Either someone who will love them and appreciate them or reuse

them.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Chair Rios felt this project is moving in the right direction. She liked the fact that the Applicant is a preservationist and that makes the Board's job easier.

Member Powell moved in Case #H-17-091B at 604 Alto Street, to approve the application as submitted and for the Applicant to submit the window design to Staff for review and approval. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

- 5. Case #H-17-103. 984 Acequia Madre Unit B. Downtown & Eastside Historic District. Deborah Auten, agent for Holly Hart, owner, proposes to construct a 576-sq. ft. free-standing garage to 10 ft. high at a contributing residential property. (Nicole Ramirez Thomas)**

The applicant for this case was not present.

Member Biedscheid moved in Case #H-17-103 at 984 Acequia Madre, Unit B, to postpone it to February 13, 2018. Member Bayer seconded the motion and it passed by unanimous voice vote.

- 6. Case #H-18-002. 544 Canyon Road. Downtown & Eastside Historic District. Lorn Tryk, agent for May and Charlie Wilson, owners, proposes to construct a 202-sq. ft. addition on a contributing residential structure and a 708-sq. ft. addition on a non-historic garage. An exception is requested to place an addition less than 10' from a primary façade Section (14-5.2(D)(2)(d)). (David Rasch)**

Mr. Rasch presented the staff report as follows:

BACKGROUND & SUMMARY:

544 Canyon Road was a single-family residence and free-standing garage that were constructed between 1935 and 1945 in the Spanish-Pueblo Revival style. In 2012, the HDRB granted approval for a 275-square foot addition on the east elevation. The principal residence is contributing to the Downtown & Eastside Historic District and the north and south elevations of the residence are designated as primary.

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

1. A 202-square foot addition will be constructed to 11' high on the east elevation at 2' back from the north primary elevation. An exception is requested to place an addition at less than 10' back from a primary elevation (14-5.2(D)(2)(d)) and the required exception criteria responses are at the end of this report. The addition will feature two 4-lite windows on the north elevation
2. A recent installation of a pair of doors on the primary south elevation, approved by exception, will be reversed and windows will be reinstalled in the existing opening.
3. A pair of windows on the non-primary west elevation will be removed and replaced with a pair of windows.
4. Two additions totaling 708 square feet will be constructed on the north and south elevations of the non-historic free-standing garage. The south addition will be 11' 6" high and features 8-lite paired French doors on the south elevation and paired 4-over-4 windows on both the east and west elevations. The north addition will match height at 12' 6" and features a second parking bay with a single pedestrian door on the north elevation and paired pedestrian doors in a small mechanical room.

RELEVANT CODE CITATIONS

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

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:

(2) Additions

(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.

EXCEPTION FOR ADDITION LESS THAN 10' FROM A PRIMARY ELEVATION

(I) *Do not damage the character of the streetscape;*

The proposed addition is in no way visible from the streetscape. The setting back of the addition from the north primary façade by 2 feet satisfies the intent of the standard by distinguishing and differentiating the addition from the primary façade.

Staff response: Staff agrees with this statement.

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

There is very little space available to expand the master bedroom suite. Potential expansion space is constrained on all sides by the existing house, the side yard setback and the designation of primary façades on both the front and back of the house.

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;*

The owners very much want to continue to reside in the house. They are a working couple raising a young family. They need additional office and storage space in order to work at home. They are working within the restrictions of an urban lot in the Historic District.

Staff response: Staff finds that the applicant did not address this criterion.

(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;*

The combination of constraints of side yard setback and both front and rear façades in their entirety being designated as primary presents a unique problem in that there is little space for expansion at the bedroom end of the house.

Staff response: Staff finds that the applicant did not address this criterion.

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

The constraints of side yard setback and dual primary façades as well as the existing configuration of the house are not as a result of any actions of the present owners and applicants.

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 §14-5.2(A)(1).*

The proposed location of the addition is not on one of the primary façades. Setting the addition back from the north primary façade by 2 feet preserves the intent of the standard to distinguish the primary façades from any additions.

Staff response: Staff agrees with this statement.

STAFF RECOMMENDATION:

Staff finds that the exception criteria have not been met to place an addition at less than 10' back from a primary elevation and otherwise recommends approval of the application which complies with Section 14-5.2(D) General Design Standards and (E) Downtown & Eastside Historic District.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Mr. Lorn Tryk was sworn, and clarified on the summary at item 3 that it is a pair of windows and being replaced with a pair of doors.

Regarding the exception, Mr. Rasch gave the code citation and he followed it. It is attached to a non-contributing façade. The area of the addition is where the existing closet is being demolished for a home office and is the only portion that is non-contributing, so it complies with the spirit to attach at the only possible place. At the west end is a driveway. So this is the only practical place.

Mr. Tryk said he had trouble responding to the exception criteria in the past and spends more time wordsmithing to find justification. To the two not accepted, E3 is options. This expansion is important because the mom works at home. And for #4, he just showed that there is no other place to expand. Although they could expand on the second floor but then it would be highly visible. This is small and set back enough to distinguish it from primary and is hidden from the primary façade. It completely hides the proposed addition. That was his perspective.

Questions to the Applicant

Member Biedscheid thought the two windows on the addition seemed very square and the rest are vertically oriented.

Mr. Tryk asked if she was saying they would be more appropriate with vertical orientation.

Member Powell thought so.

Mr. Tryk said he had no problem changing the proportion.

Member Powell asked if he could not do a 10' set back.

Mr. Tryk said the existing plan is ten feet back and there is no place to put the addition.

Member Powell said the office would have to take place at the bathroom or it would have to go back.

Mr. Tryk said it would not be much since it is very tight. You can't see the house from the street at all. It is at the end of a long private drive. And in the courtyard, the house is separated from the guest house.

Mr. Rasch said you can see the vehicle gate from the street.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

Member Biedscheid moved in Case #H-18-002 at 544 Canyon Road, to approve the application with finding the exception criteria for a setback less than 10' are met and with a condition that the two windows on the north elevation be proportioned with vertical orientation and new drawings as resized for that change should be submitted to Staff before obtaining a building permit.

Ms. Gheen asked how they Board disagreed.

Member Biedscheid said the added testimony was provided by the Applicant by showing how no other place could accept the addition and that different design options such as second story or compromising a primary façade were considered. Member Bayer seconded the motion.

Chair Rios added a condition that no rooftop appurtenance be allowed. Member Biedscheid accepted the amendment as friendly and the motion passed by unanimous voice vote.

I. MATTERS FROM THE BOARD

There were no matters from the Board.

J. ADJOURNMENT

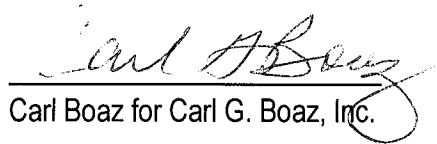
Member Bayer moved to adjourn the meeting. Member Biedscheid seconded the motion and it passed by unanimous voice vote. The meeting was adjourned at 8:07 p.m.

Approved by:



Cecilia Rios, Chair

Submitted by:


Carl Boaz for Carl G. Boaz, Inc.