City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Peso Chavez, Dist. 4
Larry A. Delgado, Dist. 1
Amy Manning, Dist. 4
Art Sanchez, Dist. 3
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2

Project description . : DOOR & WINDOW REPL W & N ELE, SKYLIGHTS
Project number . . . : 97- 10100127
Case Number . . . . . : H-97-106
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 07/23/97

PROJECT LOCATION(S) : 719 Gildersleeve Street

PROJECT NAMES:

OW- Weese, Marcia
Santa Fe, NM 87501

719 Gildersleeve Street
(505) 9822341

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on August 12, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Perservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF ITS DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

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PROJECT DATA

HISTORICAL DISTRICT	DON GASPAR
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	N
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC DIST SURVEY NUMBER	21710
YEAR OF CONSTRUCTION	1912-28
PROJECT TYPE (NEW, ADD, ETC.)	DOORS/WINDOWS
USE, EXISTING	RESIDENTIAL
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: 12 August 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader AMC
Mary Grzeskowiak, Historic Preservation Planner MG

FROM: Heather L. Pierson, Historic Districts Case Planner HP

CASE #H- 97-106 ADDRESS 719 Gildersleeve Street

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
_x_ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATIONS:

The applicant has provided illustrations for the conversion of the south elevation garage into a studio unit at the subject property. The applicant is before the HDRB as a result of a stop-work order issued by the Historic Districts Building Inspector.

The applicant states that the residence was constructed in the 1920's and the garage was added at a later date. Investigation of historic Sanborn Fire Insurance Maps reveal that the garage was constructed subsequent to 1948.

The applicant proposes garage door replacement with french doors and sidelights, the replacement of two pedestrian doors on the north elevation, and the addition of three 2'x3' skylights. The applicant states that the size of the existing garage door opening will not be altered. The applicant is proposing a muntin pattern on the french doors and sidelights to relate to the muntin patterns on the historic residence.

Because the existing garage is not historic, the proposed work will not threaten the status of the historic residence (Section 14-70.73A1 SFCC 1987). Staff acknowledges the standards for architectural design in the Don Gaspar Historic District have been met and recommends approval.

b:sr\hp\97106.hrb

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

A. The governing body recognizes that a style of architecture has evolved within the city from the year 1600 to the present characterized by construction with adobe, hereafter called "old Santa Fe style", and that another style has evolved, hereafter called "recent Santa Fe style", which is a development from, and an elaboration of the old Santa Fe style, with different materials and frequently with added decorations;

B. Old Santa Fe style, characterized by construction with adobe, is defined as including the so-called "pueblo" or "pueblo-Spanish" or "Spanish-Indian" and "territorial" styles and is more specifically described as follows:

(1) With rare exception, buildings are of one (1) story, few have three (3) stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three (3) sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(2) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(5) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(6) It is characteristic of old Santa Fe style commercial buildings to place a portal so that it covers the entire sidewalk, the columns being set at the curb line.

C. Recent Santa Fe style intends to achieve harmony with historic buildings by retention of a similarity of materials, color, proportion, and general detail. The dominating effect is to be that of adobe construction, prescribed as follows:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H 2171

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map number Don Gaspar Neighborhood 252		UTM reference zone 12 (13)	easting northing

location description: 719 Hildersleeve

city/town: Santa Fe

land grant/reservation:

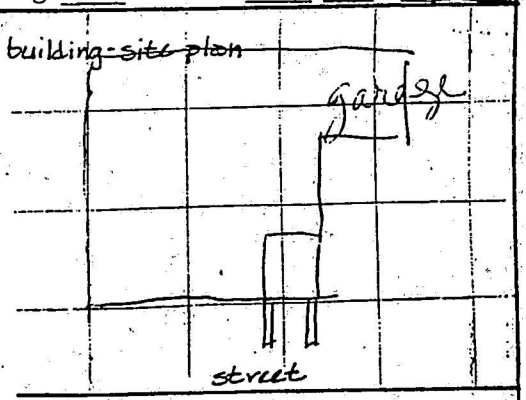
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 9 | negative nos. 10 | loc. of neg. City of Santa Fe



building site plan



date of construction: 1930 estimated 1912-28 actual

source: City Directory Sanborn

use
present: (residential)
other:
historic: (residential)
other:

condition
___ excellent X good
___ fair ___ deteriorating

style: Pueblo Revival

foundation material: n/v

wall material/surface: stucco / concrete block

degree of remodeling
X minor ___ moderate ___ major
describe:

architectural features
inset porch
parapet
wd d/s 1-1
walls along steps

surroundings: res

relationship to surroundings
X similar ___ not similar

district potential
X yes ___ no

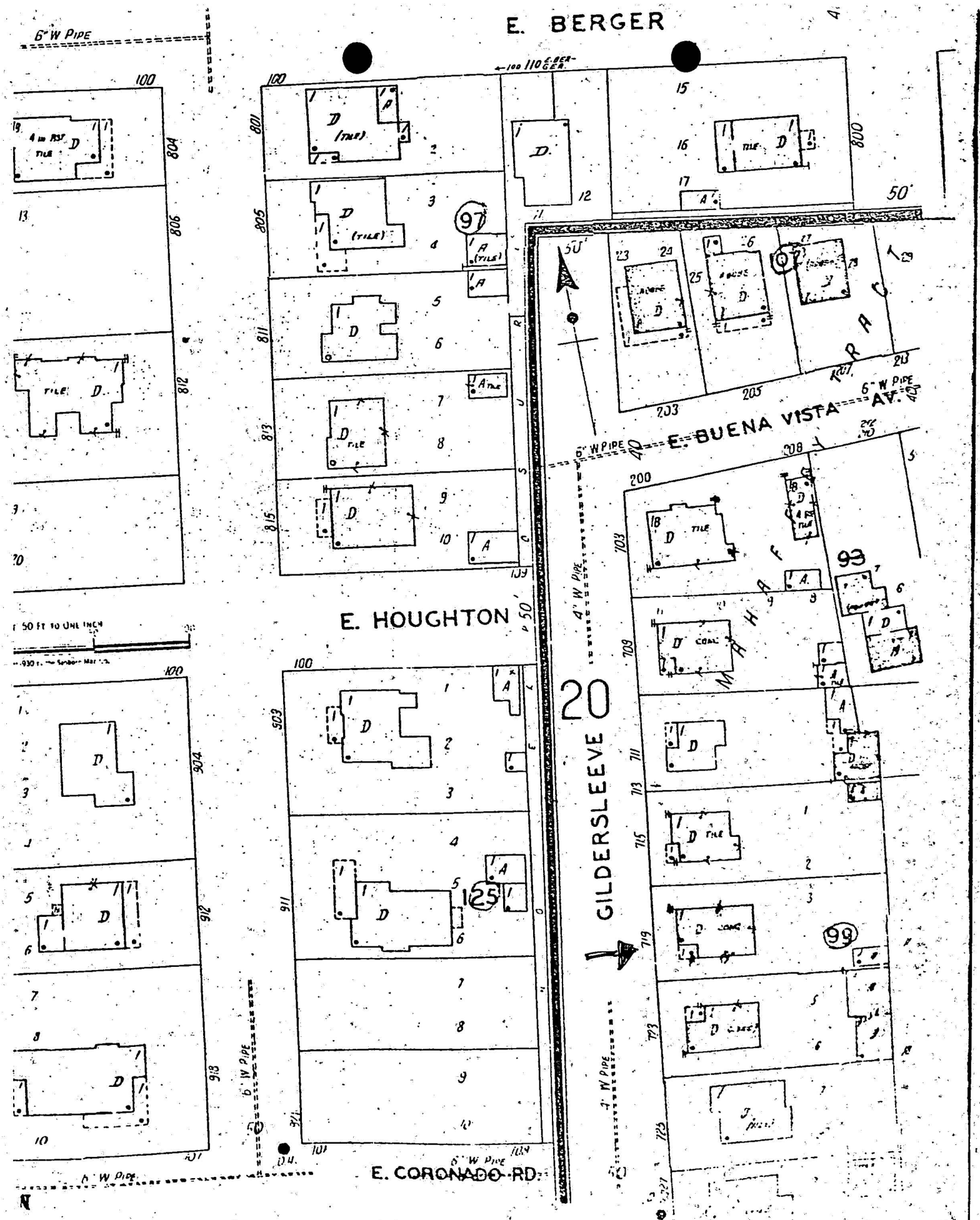
significance
___ significant X contributing
___ supporting ___ intrusive

comments
9' stucco wall
1926 cd - Martin CP; Harkins PM
1928 cd - vacant
tx 143 - [illegible]

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes



1948 Sanborn

ATTACHMENT #1

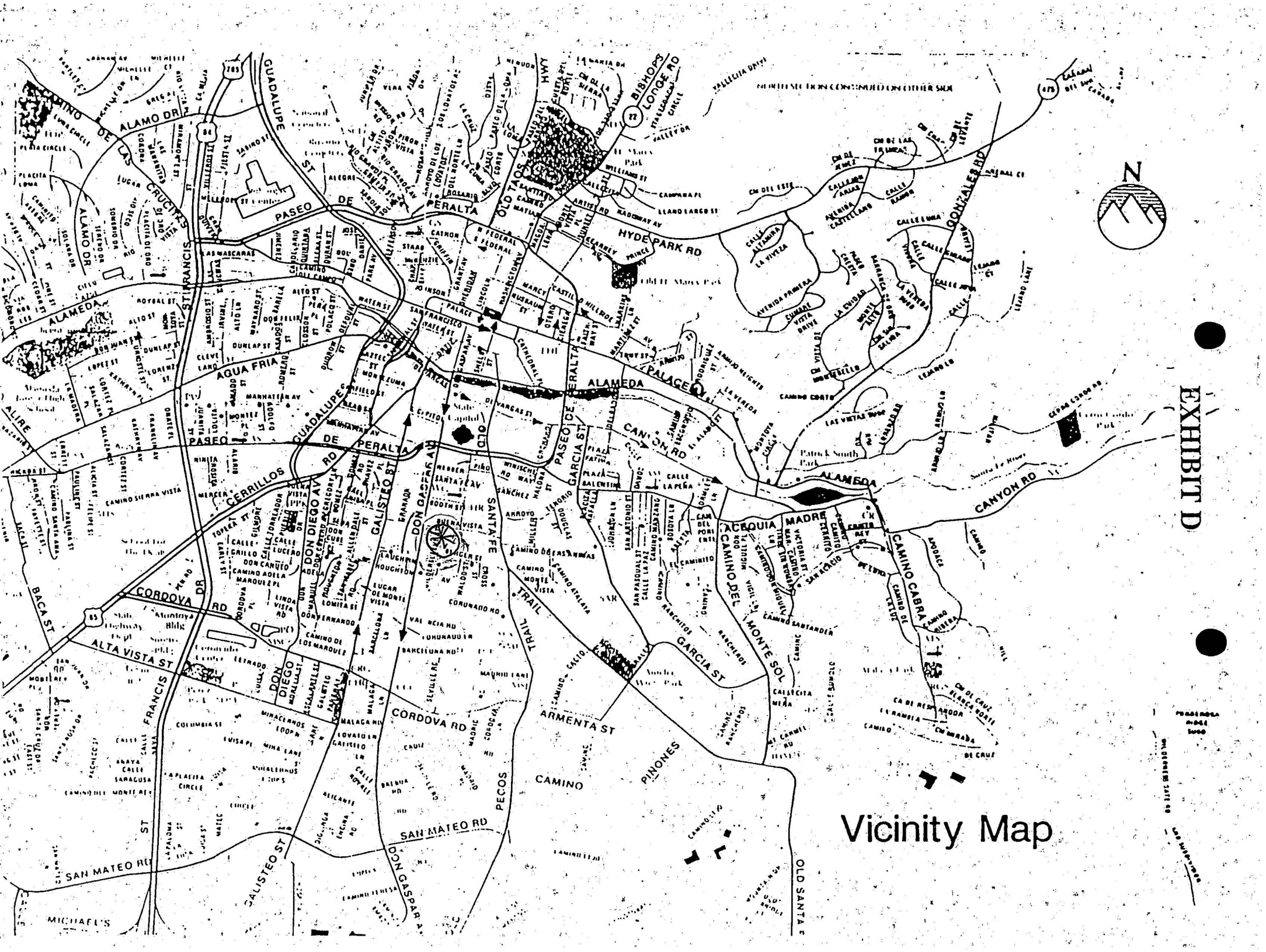
Proposal To Convert Garage To Studio At 719 Gildersleeve, Santa Fe.

I propose to convert an existing adobe garage (overall square footage is 500) into a small studio for myself. The adjacent house was built in the 1920's out of penitentary brick and the garage was added at some later date. They are separate buildings.

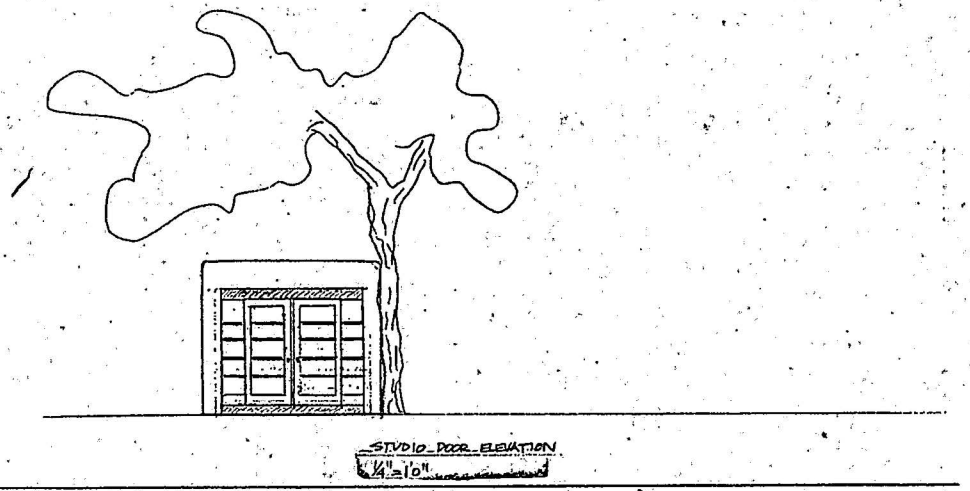
This conversion includes the addition of 3 skylights (2'x3'), 1 small bath, the replacement of 2 exterior side doors (they are damaged), a new roof (guaranteed Firestone rolled roofing product) and the filling in of an existing rough opening with french doors.

The only visible element from the street in this conversion is the french door fenestration. The existing rough opening of 95" wide x 86" high will remain the same. I propose to add two french doors with two side lights to fill in the space. I have adopted a muntin pattern from existing doors in the house in order to maintain the historic character as much as possible. This pattern is a horizontal grid which relates to design trends from the 1920's. (See attachment # 3 elevation).

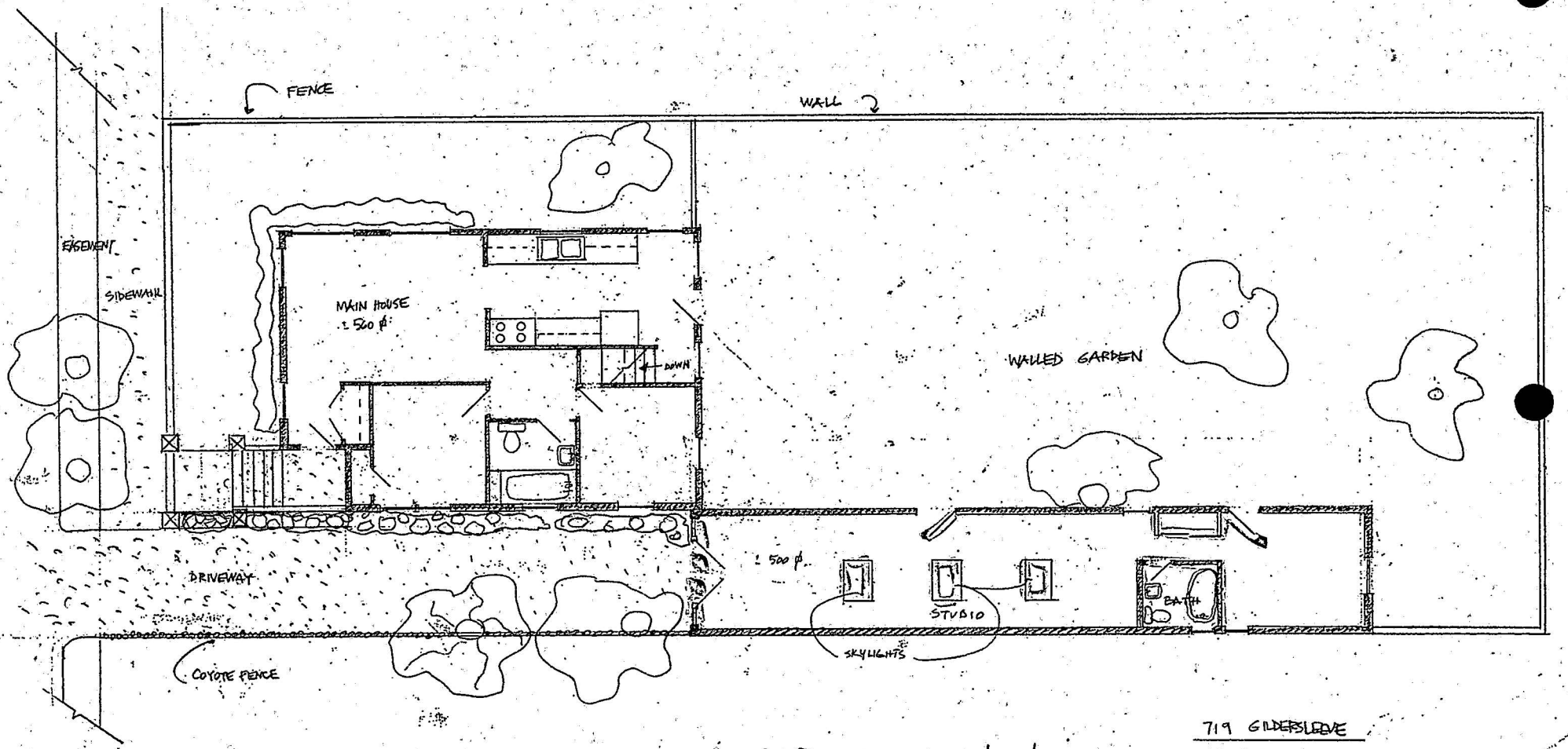
I am sensitive to the surrounding historic area and feel grateful to be a part of helping maintain the visual and actual quality of life in this unique neighborhood. It is my intention to be respectful of its history.


EXHIBIT D
Vicinity Map
N
ALAMO DR
ALAMEDA
PASEO DE PERALTA
GUADALUPE ST
ST FRANCIS
OLD TAOS
BISHOPS LODGE RD
HYDE PARK RD
GONZALES RD
CANYON RD
ACEQUIA MADRE
CAMINO CABRA
CAMINO DEL MONTE SOL
GARCIA ST
CERRILLOS RD
DON DIEGO AV
CALISTEO ST
DON GASPAR AV
SANTA FE TRAIL
CORDOVA RD
ALTA VISTA ST
BACA ST
ARMENTA ST
PINONES
CAMINO
PECOS
SAN MATEO RD
OLD SANTA FE
AQUA FRIA
PALACE
CATRON
OTERO
MARCY
WASHINGTON
LINCOLN
GRANT AV
CATHEDRAL PL
DE VARGAS ST
WEBBER
BOOTH ST
BUENA VISTA
LAUGHLIN
HOUGHTON
CAMINO MONTE VISTA
CAMINO ATALAYA
CAMINO DE LAS ANIMAS
CAMINO SANTANDER
CAMINO DE CRUZ
CALLE CICUYE
CALLE ALHAMBRA
CALLE TOLEDO
CALLE GRANADA
AVENIDA CASTELLANO
AVENIDA PRIMERA
LA VEREDA
LA VENTANA
LA CIUDAD
MONTE ALTO
CUMBRE VISTA DRIVE
CAMINO CORTO
LLANO LANE
LLANO LARGO ST
CAMPANA PL
CALLE ARTE
CALLE ESTRADA
CALLE ANAYA
CALLE BAJADA
CALLE ALTA
CALLE ESPINOSA
CALLE ESTRELLA
CALLE LA PEÑA
CALLE LA VISTA
CALLE MANZANO
CALLE RANCHITOS
CALLE SAN ANTONIO
CALLE SAN PASQUAL
CALLE VICTORIA
CALLE CRISTO REY
CALLE CRISTO REY NORTE
CALLE CRISTO REY SUR
CALLE CRISTO REY ESTE
CALLE CRISTO REY OESTE

ATTACHMENT #5
SITE PLAN



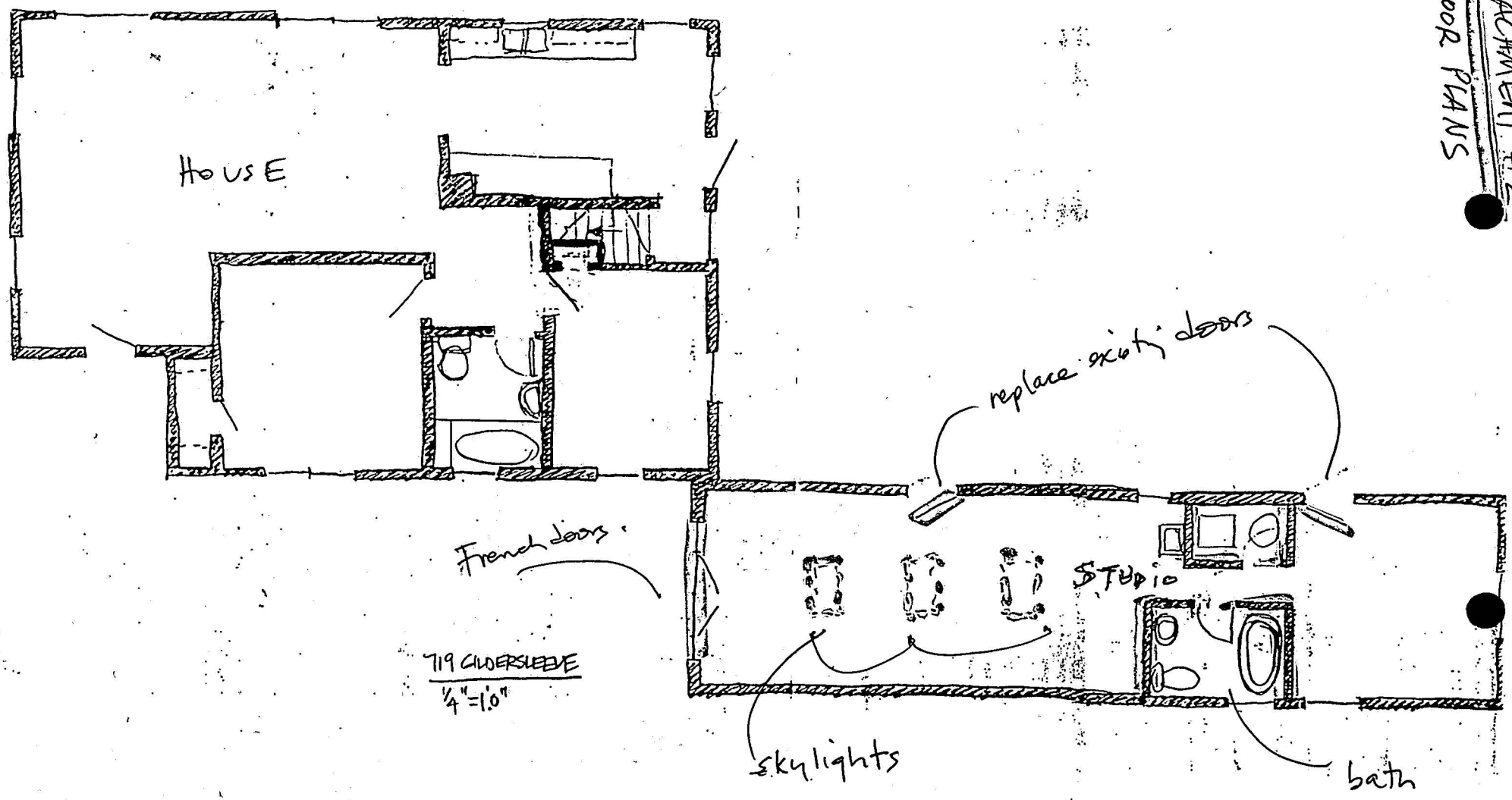
GILDERSLEEVE ST.



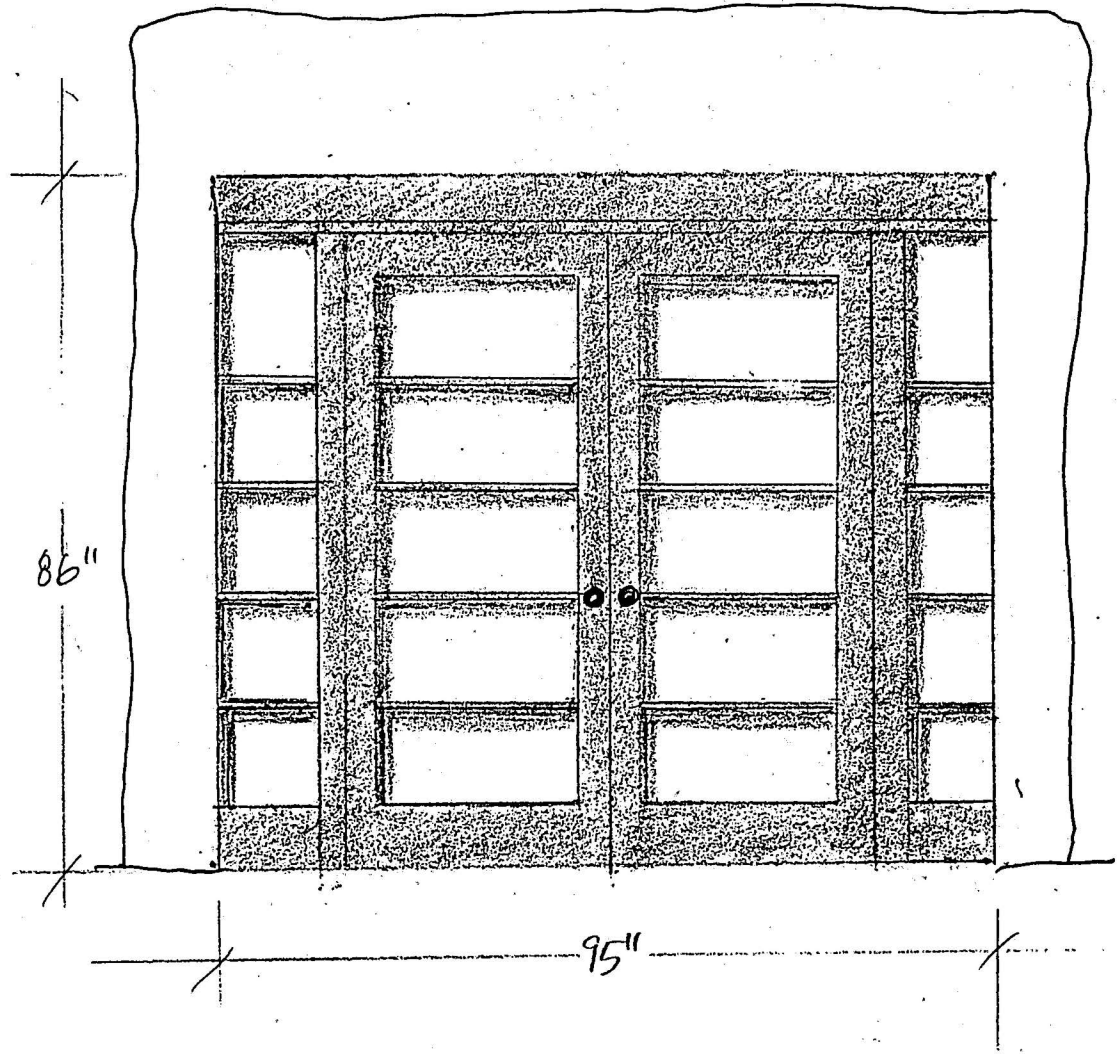
⊙ = new construction

719 GILDERSLEEVE
1/4"=1'0"
M. Wease

ATTACHMENT #2
FLOOR PLANS

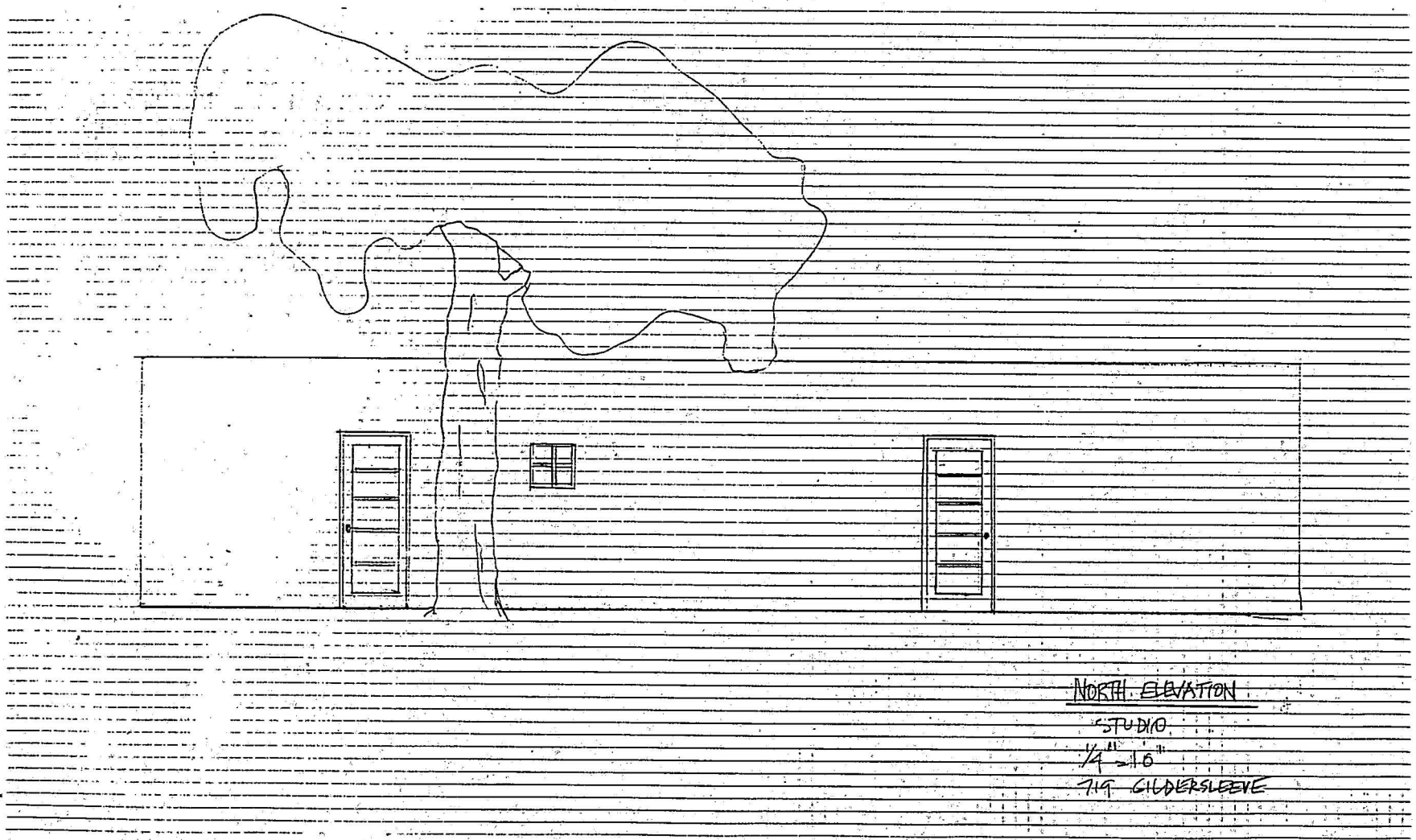


ATTACHMENT #3
GARAGE/STUDIO
DOOR ELEVATION
½"=1'0"



GARAGE OPENING

719 GILDERSLEEVE



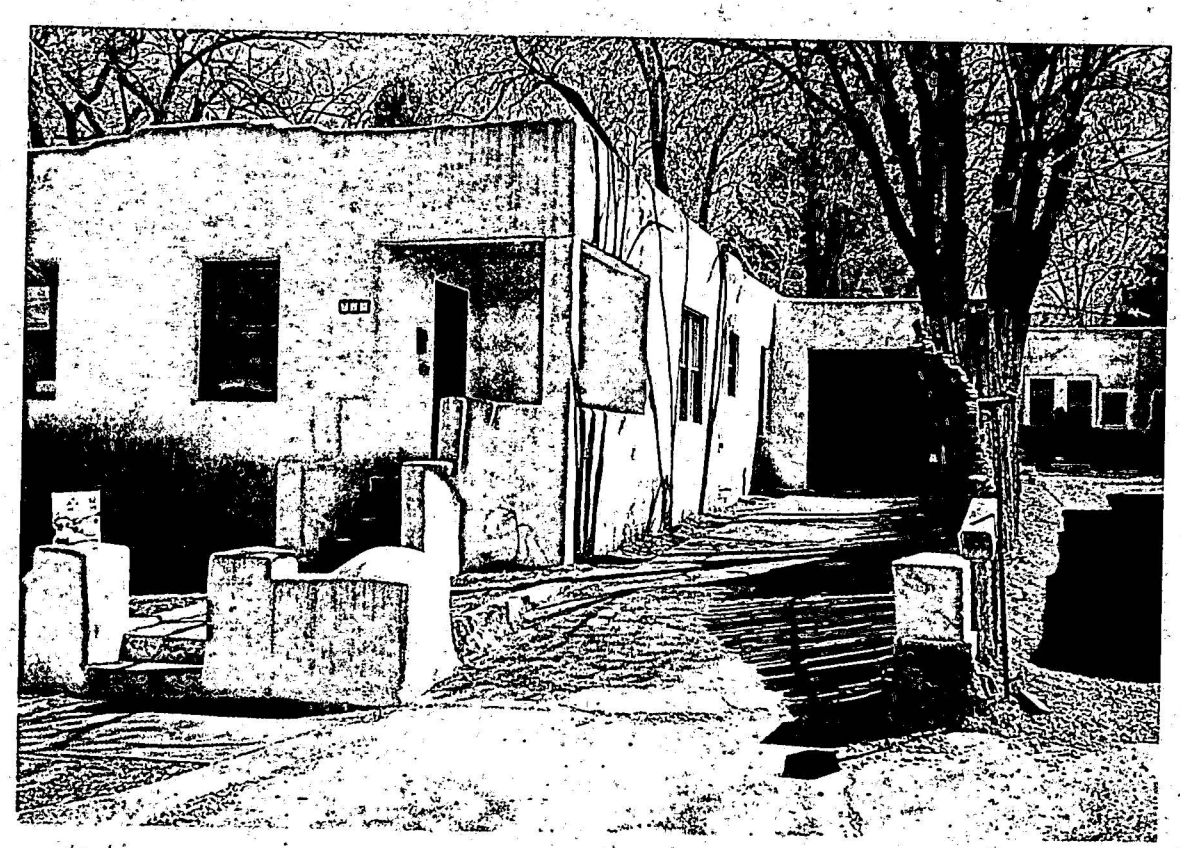
NORTH ELEVATION

STUDIO

1/4" = 1'0"

TIG GILDERSLEEVE

ATTACHMENT #4



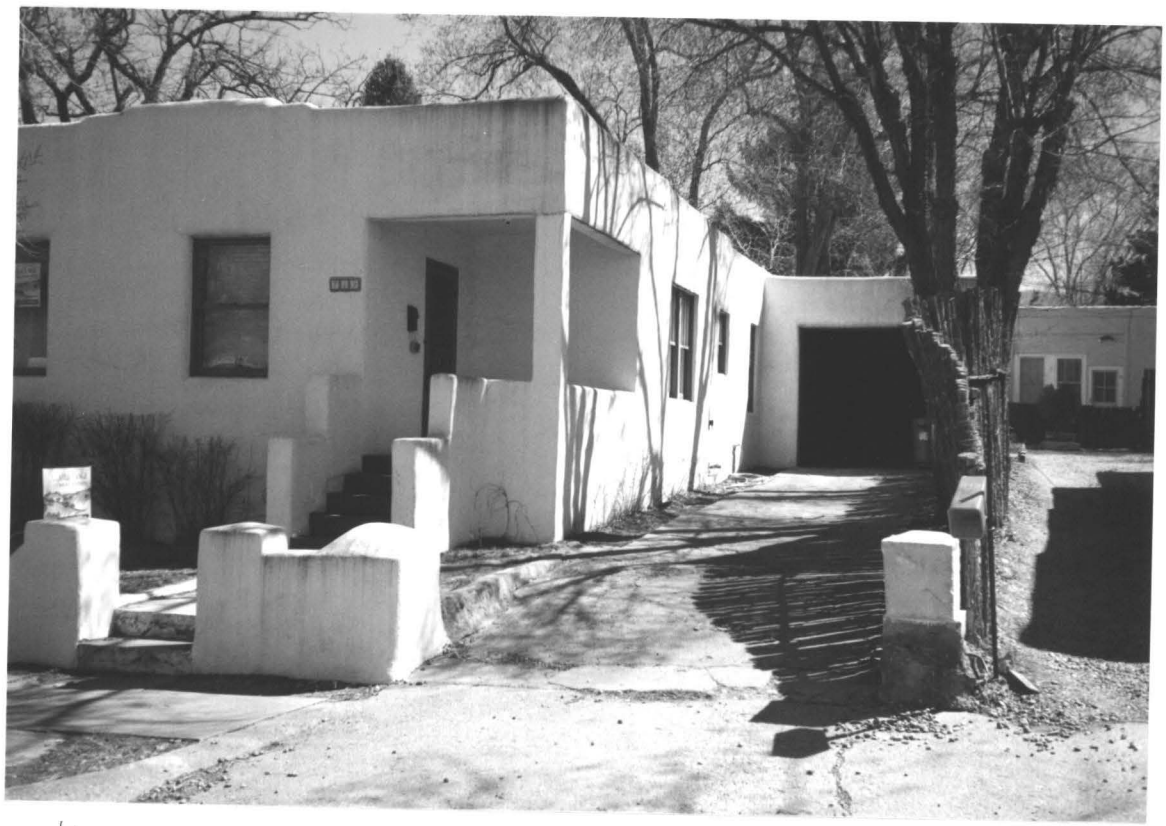
House and garage/studio
719 Gildersleeve



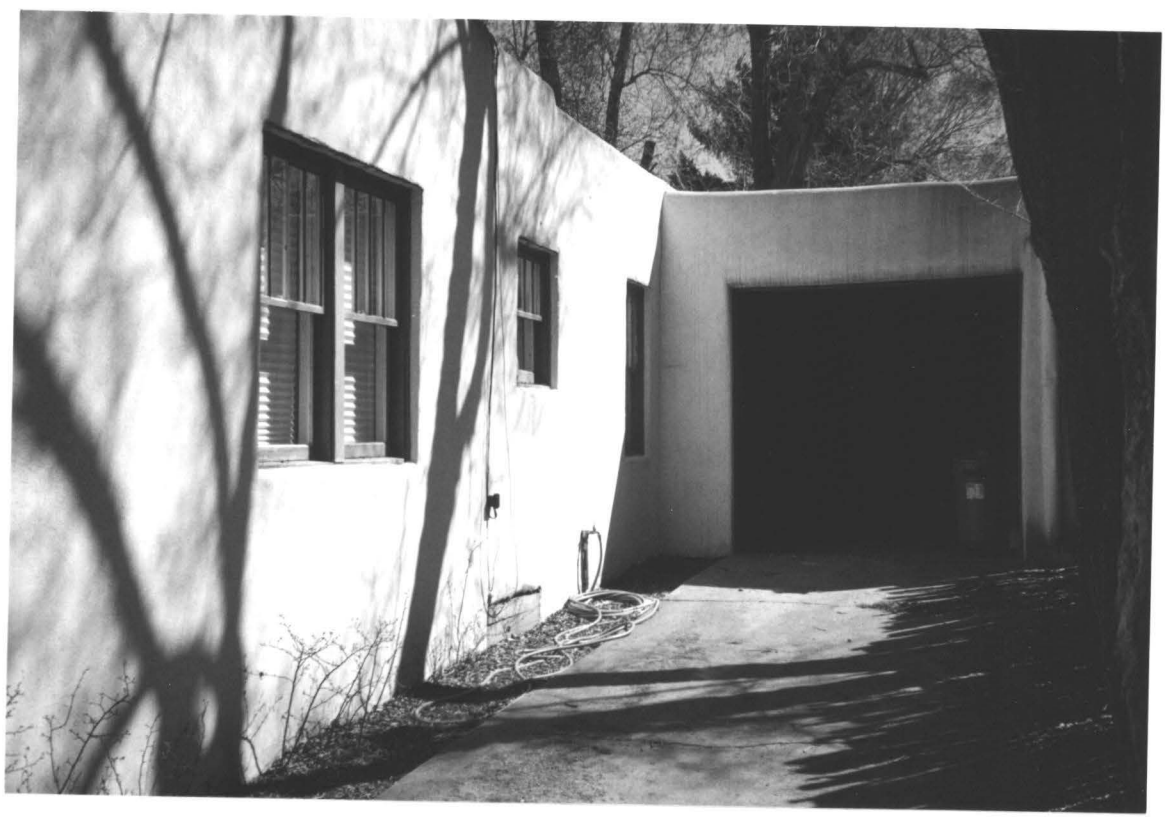
719 Gildersleeve
STUDIO ROUGH opening

H-97-100

ATTACHMENT #4

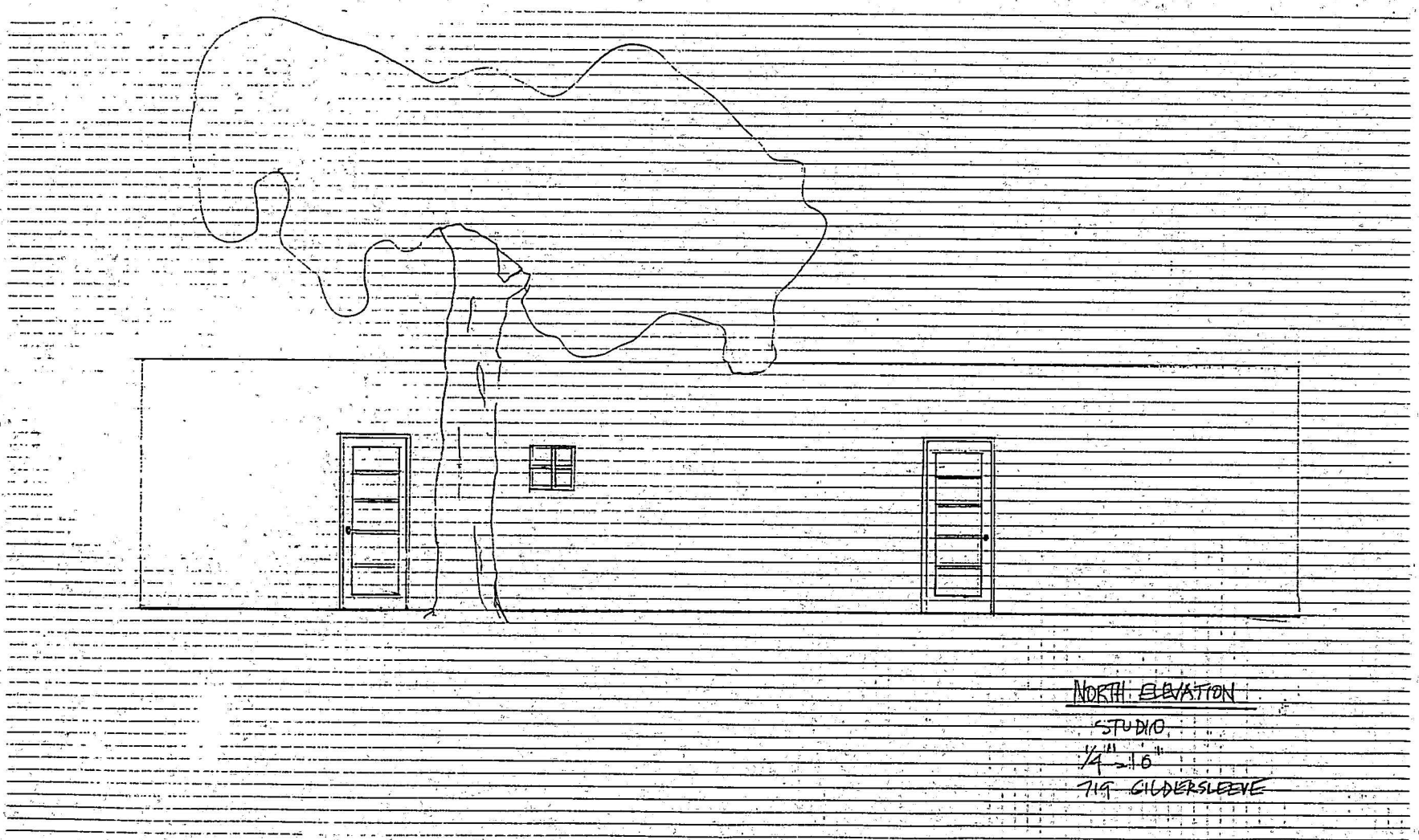


House and garage/studio
719 Gildersleeve



719 Gildersleeve
STUDIO ROUGH opening

H-97-100



NORTH ELEVATION

STUDIO

1/4" = 1'-0"

719 GILDERSLEEVE

Message left 7/25/97 11:08

7.21.97

North elevation drawing required

Dear Heather: have VM 7/30/97

Enclosed please find my historic design board application.

Please call if you have any questions.

I am expecting to be at the meeting on Aug 12 @ 6 pm.

Thank you

Sincerely,

Marcia Weese

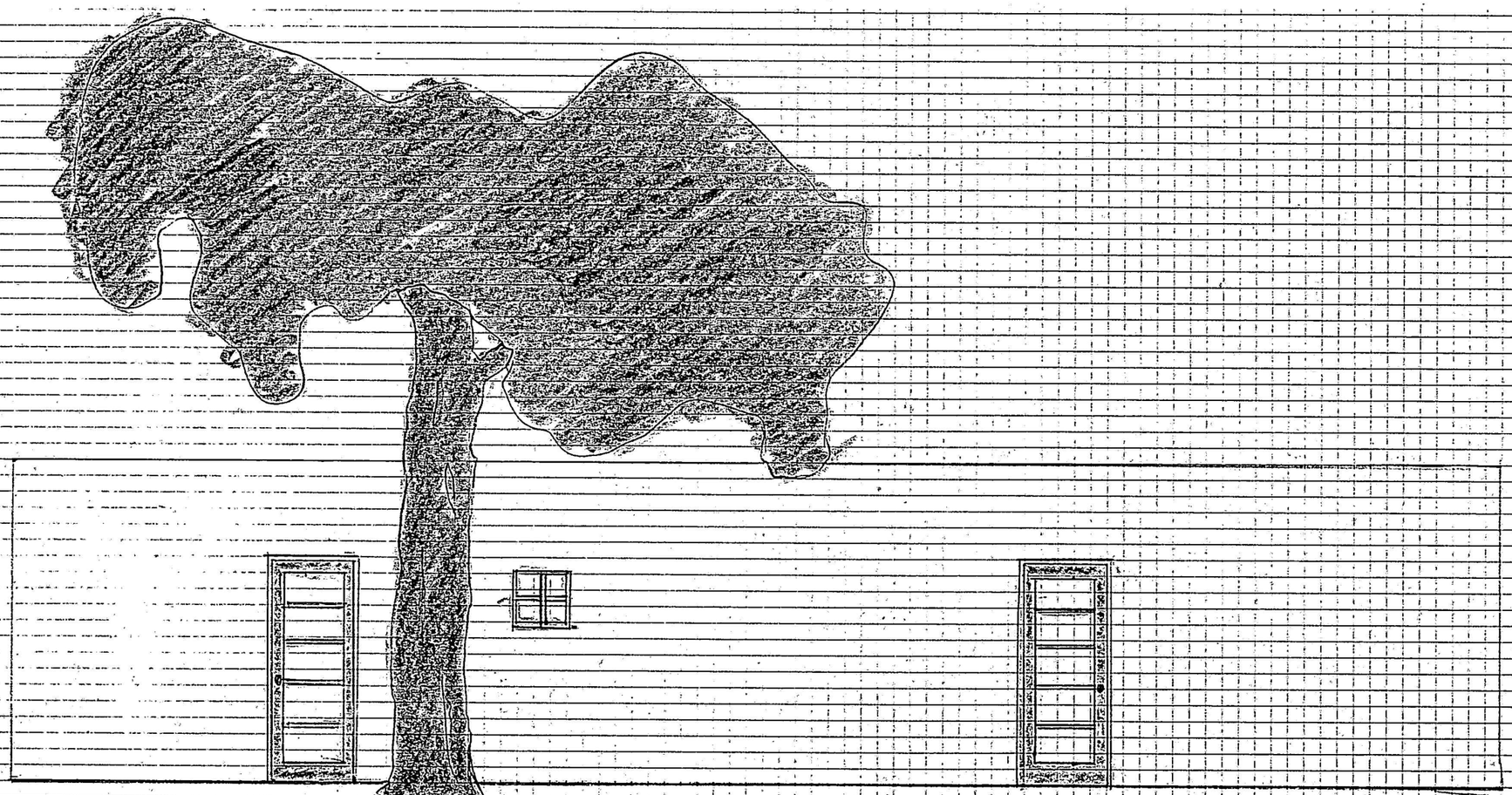
505. 982. 2341 or.

970. 925. 2494 (until Aug 10)

cc: cc-2 file

Chpt 34 Glass - Chpt 52 Plastic

4' sep on horiz plane



NORTH ELEVATION

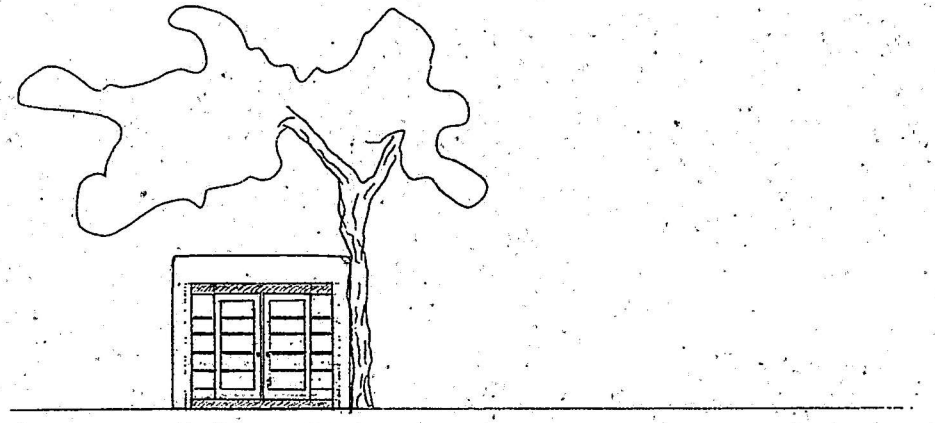
STUDIO

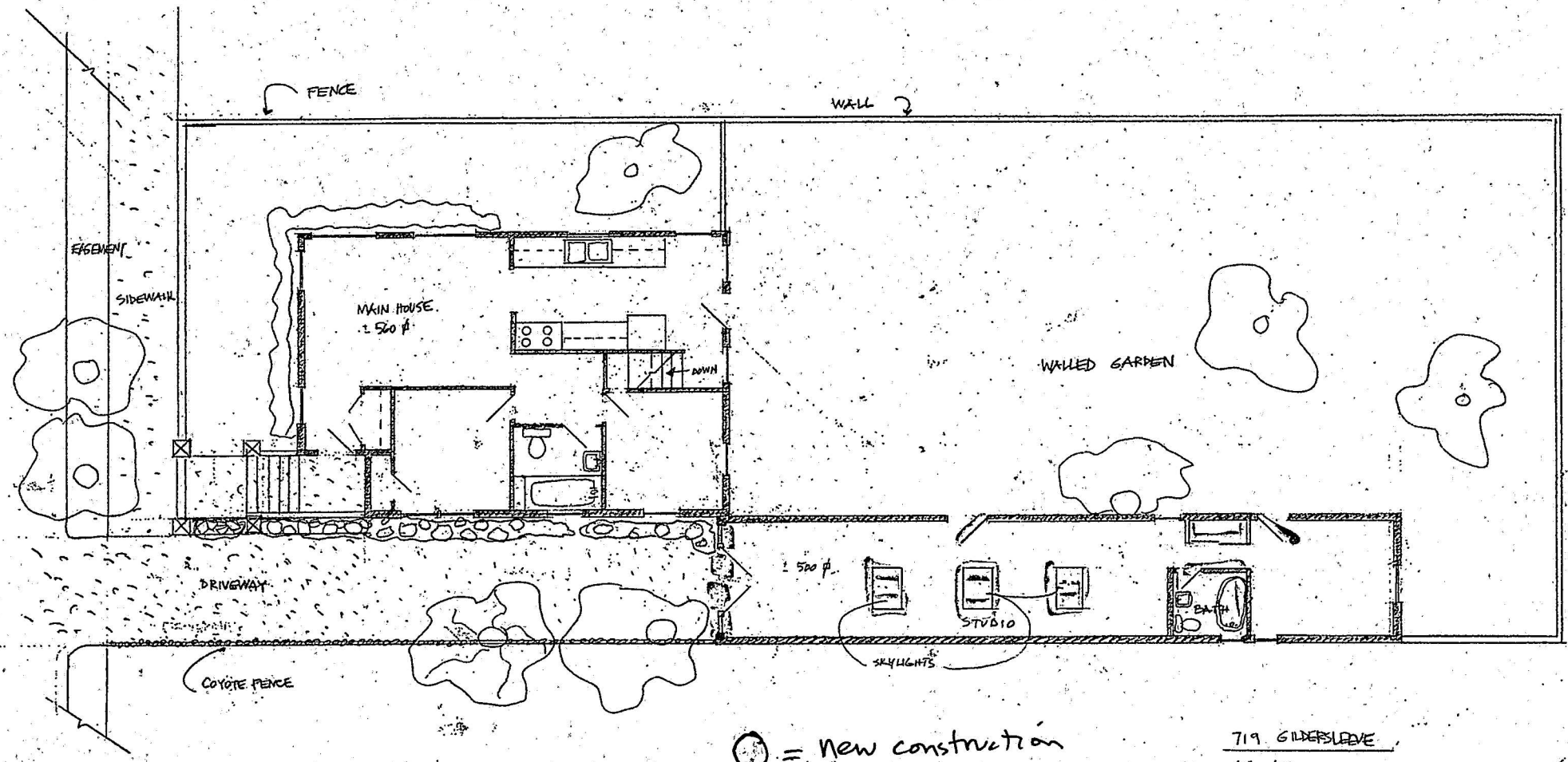
1/4" = 1'0"

7.19 GILDERSLEEVE

ATTACHMENT #5

SITE PLAN





⓪ = new construction

719 GILDERSLEEVE

1/4"=1'0"

M. Wrean

ATTACHMENT #3

GARAGE/STUDIO

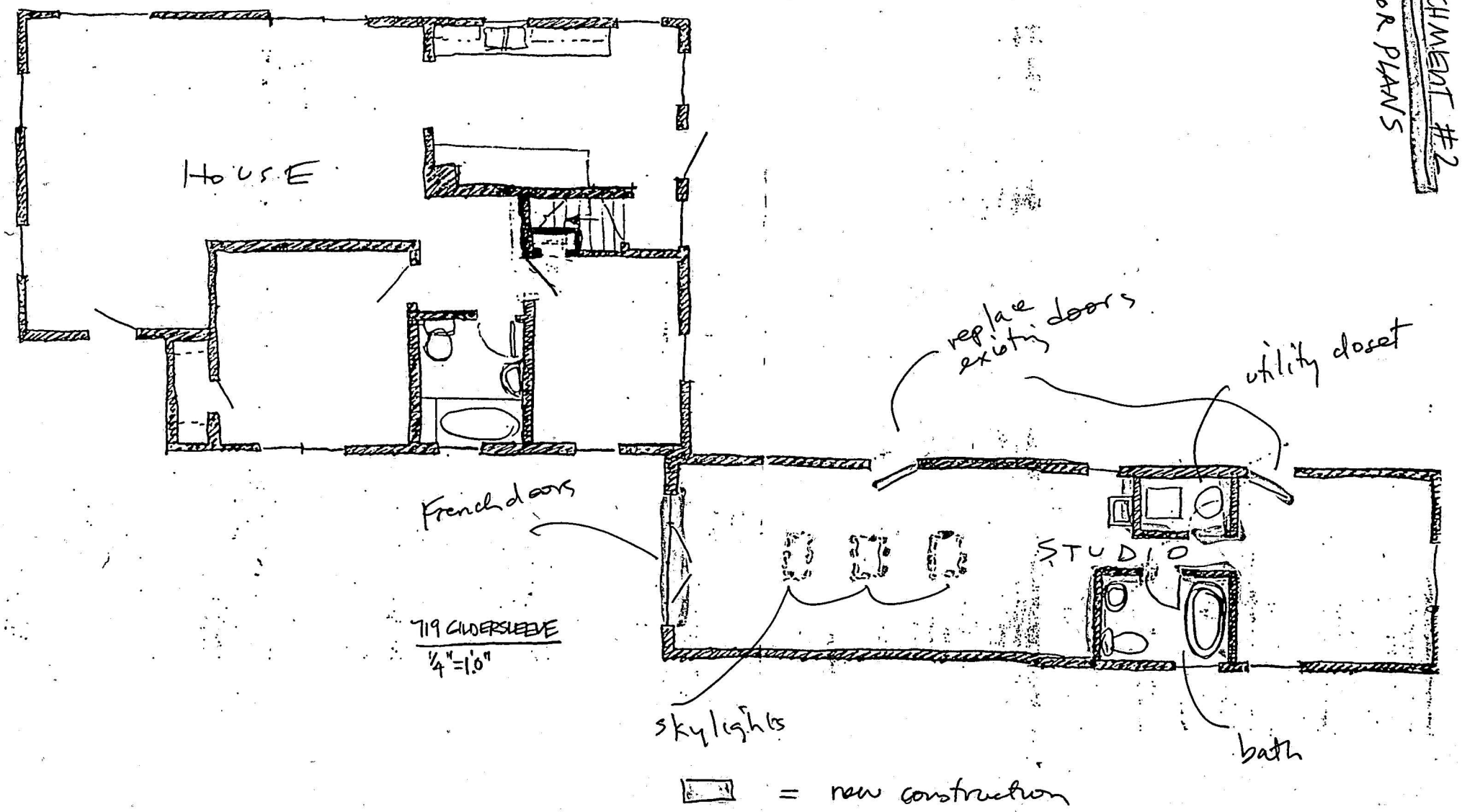
DOOR ELEVATION

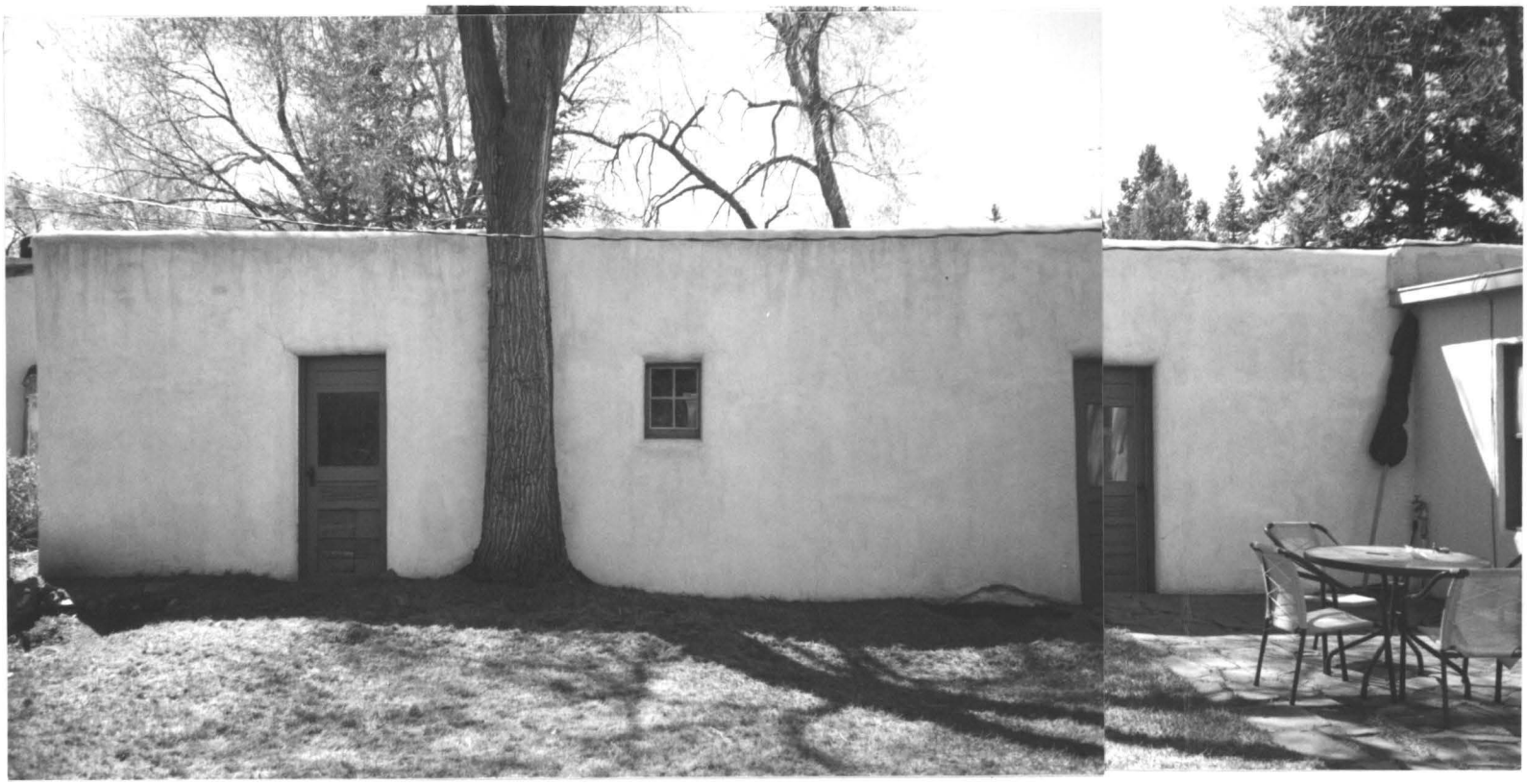
1/2" = 1'0"

GARAGE OPENING

719 GILDERSLEEVE

ATTACHMENT #2
FLOOR PLANS





NORTH ELEVATION

STUDIO

719 GILDERSLEEVE

H-97-100

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ( )

Project Location: 719 GILDERSLEEVE

Owner: MARCIA WEESE Phone: 9822341

Address: 719 GILDERSLEEVE City, State, Zip Code: SANTA FE, NM 87501

Applicant: MARCIA WEESE Phone: same

Address: same City, State, Zip Code: same

Project Proposal: conversion of garage into studio

New Construction: Single-Family Residence ( ) Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel (X) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ( ) No (X)

If yes, who? _____ Date? _____

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No (X)

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)? _____

What is the proposed height as illustrated in your project? _____

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ( ) No ( )

If yes, who? _____ Date? _____

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Signature of Applicant or Owner

6·23·97
Date