

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Isaac J. Pino, City Manager

Councilors: Larry A. Delgado, Dist. 1, Mayor Pro Tem Frank Montaño, Dist. 3
 Patti J. Bushee, Dist. 1 Art Sanchez, Dist. 3
 Steven G. Farber, Dist. 2 Amy Manning, Dist. 4
 Cristopher Moore, Dist. 2 Phil Griego, Dist. 4

Project description . . . : ~~ADD OF PORTAL @ E. ELEV;~~ ADD @ SW CORNER
 Project number : 95- 10100071
 Case Number : H-95-71
 Project type : HISTORIC DESIGN REVIEW BOARD
 Application date . . . : 05/01/95

note omitted No 5/22/95

PROJECT LOCATION(S) : 424 San Antonio St

PROJECT NAMES:

OW- Paloheimo, Leonora 614 Acequia Madre
Santa Fe, NM 87501 (505) 9836538

AP- Hansen, Philip S. 424 San Antonio Santa Fe, Nm
Santa Fe, NM 87501 (505) 9882984

BOARD ACTION

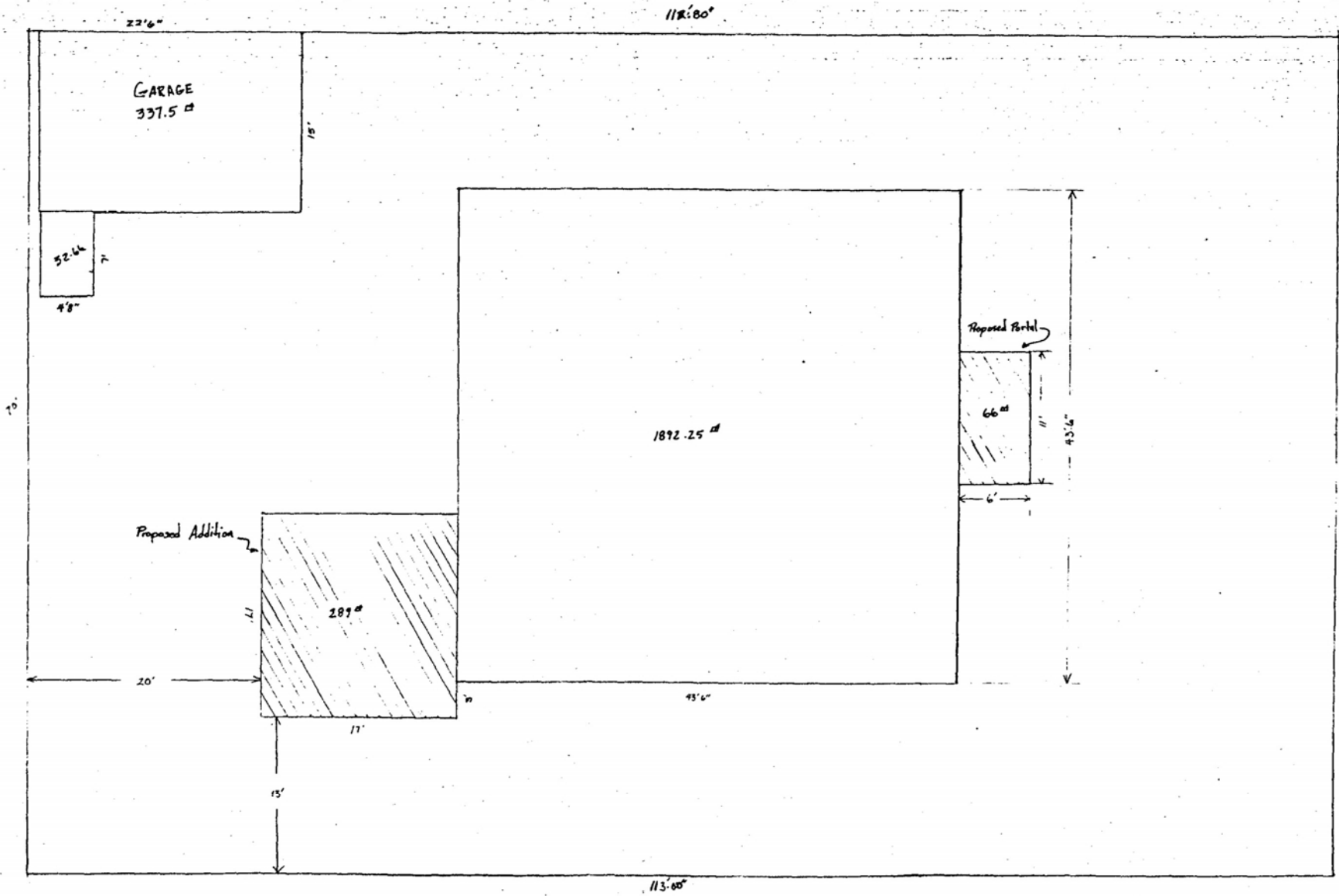
This is to certify that the Historic Design Review Board at its meeting on May 9, 1995, acted on the above referenced case. The decision of the Board was to conditionally approve your request. You shall make part of your Building Permit application any conditions imposed by the Board which are listed as follows: Windows shall have true divided lights, and the steps at the north elevation shall be stucco rather than wood.

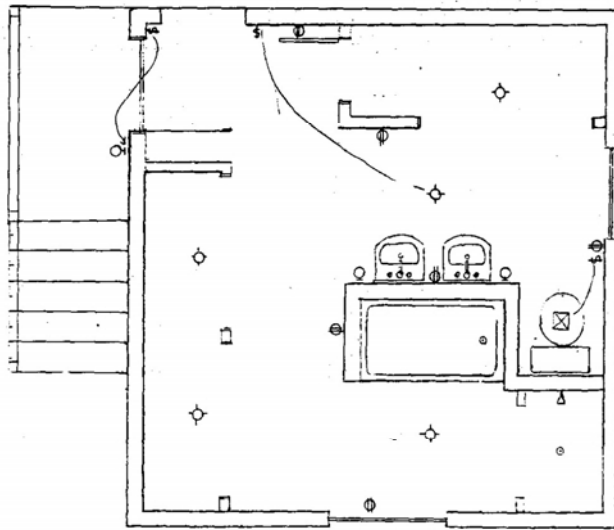
For further information please call 984-6808..

Sincerely,

Joan Cole
Planner II

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.

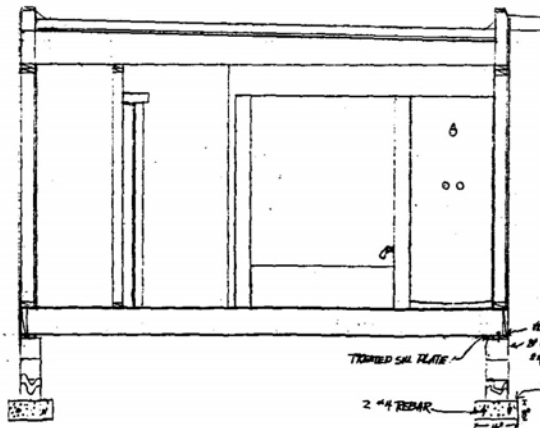




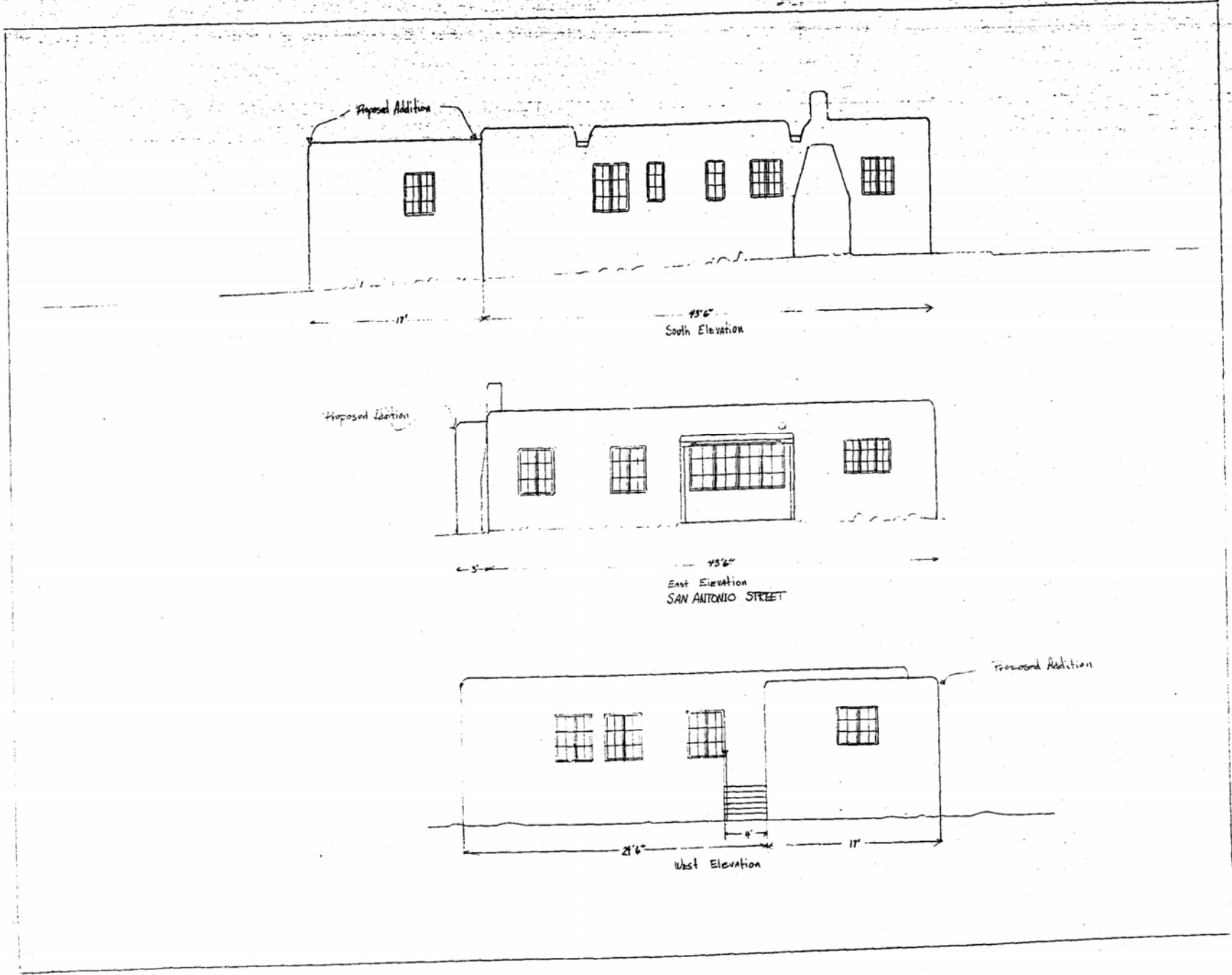
1/2" = 1' SCALE

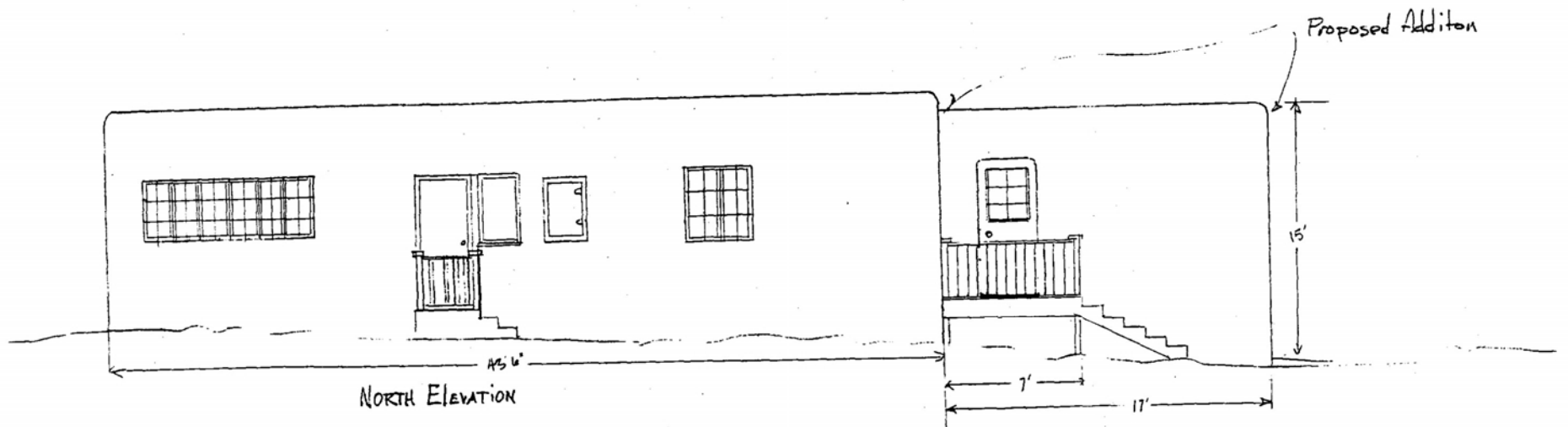
GENERAL NOTES

1. ALL VENTS 12 TO 3 MINIMUM 3" O.C.
2. ALL HEADERS TO BE (2) 2X12S
3. ALL FLOOR JOIST 2X10' 16" O.C.
4. ALL EXTERIOR STUDS 2X6' 16" O.C.
5. R-19 BATT INSUL.
6. 1" IS TO DRAWING
7. 3/4" EXT. FINISH GAUGE NAIL TO FLOOR JOIST
8. 4" FLEX CELL INSUL ON TG ROOF DRAINING



2x8 AS @ 6'-0" O.C.
 2x12 SHOR WALL, FILL CELLS.
 2x4 REBAR @ 48" O.C. VERT
 TRIMMED SH PLANK
 2x4 REBAR
 2x4 POST LONG. FTG w/ 2x4







City of Santa Fe, New Mexico

P.O. Box 909, 200 Lincoln Ave., Santa Fe, NM 87504-0909

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PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	SIGNIFICANT
PUBLICLY VISIBLE FACADE-EAST	YES
PUBLICLY VISIBLE FACADE-NORTH	YES
PUBLICLY VISIBLE FACADE-SOUTH	NO
PUBLICLY VISIBLE FACADE-WEST	YES
HISTORIC DIST SURVEY NUMBER	21
AGE OF STRUCTURE	PRE 1928
PROJECT TYPE (NEW, ADD, ETC.)	ADDITION
USE, EXISTING	RESIDENTIAL
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: May 9, 1995

TO: Historic Design Review Board Members

FROM: Mary Grzeskowiak, Planner III
Joan Cole, Planner II *JC*

VIA: Dennis Thompson, Planning Division Director *DT by m*

CASE #H-95-71 ADDRESS 424 San Antonio

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
<input checked="" type="checkbox"/> Case Synopsis	<input checked="" type="checkbox"/> Proposal Letter
<input checked="" type="checkbox"/> District Standards	<input checked="" type="checkbox"/> Vicinity Map
<input checked="" type="checkbox"/> State Historical Survey Sheet	<input checked="" type="checkbox"/> Site Plan/Floor Plan
<input type="checkbox"/> Minutes of _____	<input checked="" type="checkbox"/> Elevations
<input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Photographs

STAFF RECOMMENDATIONS:

The applicant proposes the addition of a portal at the E elevation and a bathroom/closet addition at the SW corner of this significant building in the Downtown and Eastside Historic District. The proposed addition to the rear of the building is approximately one foot lower in height than the existing building and extends 3'0" beyond the S wall. Its features include a flat roof with parapet and canales, multi-lite, vinyl clad wood windows (glazing to match existing) at the S and W facades, and door at the N. The stucco and window/door and trim colors will also match the existing. Staff has no concerns as this rear addition meets the preservation and design standards.

With reference to the historic district's ordinance, staff notes the following concern:

Section 14-70.73B(3) of SFCC. This historic building has been altered very little over time and retains much of its original massing, scale, features, and materials, hence its significant status. According to the historic district's ordinance, a primary facade is defined as "one or more principal faces or elevations of a structure with features that define the character of the structure's architecture." The E elevation is one of the primary facades of this structure, and the addition of a portal at this primary facade is not appropriate. The applicant is aware of this issue.

Staff defers to the HDRB for its review of this project.



CITY OF SANTA FE
DOWNTOWN AND EASTSIDE HISTORIC DISTRICT CASE SYNOPSIS

DISTRICT DESIGN STANDARDS: SECTION 14-70.9 SFCC 1987

CASE NO. H-95-71 PROJECT ADDRESS 424 San Antonio

PUBLICLY VISIBLE: N S E W

1. MASSING: Applicable Not Applicable

- a. Building height EXISTING w elevation 15'6" ; proposed add at w 14'6" ; portal C E 10'0"
- b. Roof type flat w/ parapet, canals
- c. Facade features windows at S & W facades, multilite, vinyl clad, wd wdws w/ TDL

Complies Does not comply Staff comments: _____

2. OPENINGS: Applicable Not Applicable

- a. Percentage of opening per facade N ok S ok E ok W ok
(exception under portal)
- b. 30" maximum glass size (exception under portal) ok
- c. 3 ft. minimum distance from corners ok

Complies Does not comply Staff comments: _____

3. CANTILEVERS/OVERHANGS: Applicable Not Applicable

- a. Cantilevered elements _____
- b. 30" maximum roof overhang _____

Complies Does not comply Staff Comments: _____

4. MATERIALS: Applicable Not Applicable

- a. Primary exterior finish stucco
- b. Secondary exterior finish vinyl clad wd wdws.

Complies Does not comply Staff comments: _____

5. COLORS: Applicable Not Applicable

- a. Exterior stucco to match existing
- b. Accents white wdw & door, trim

Complies Does not comply Staff comments: _____

6. ROOFS: Applicable Not Applicable

- a. Roof type and slope flat
- b. 30" maximum roof overhang _____
- c. Parapets concealed equipment _____

Complies Does not comply Staff comments: _____

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-spouts, 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;

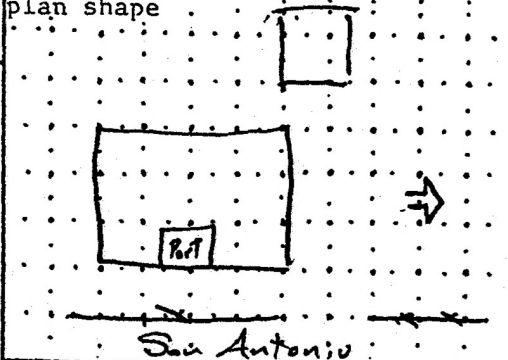

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(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:

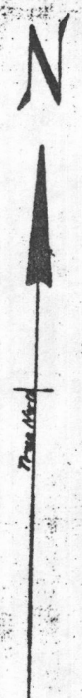
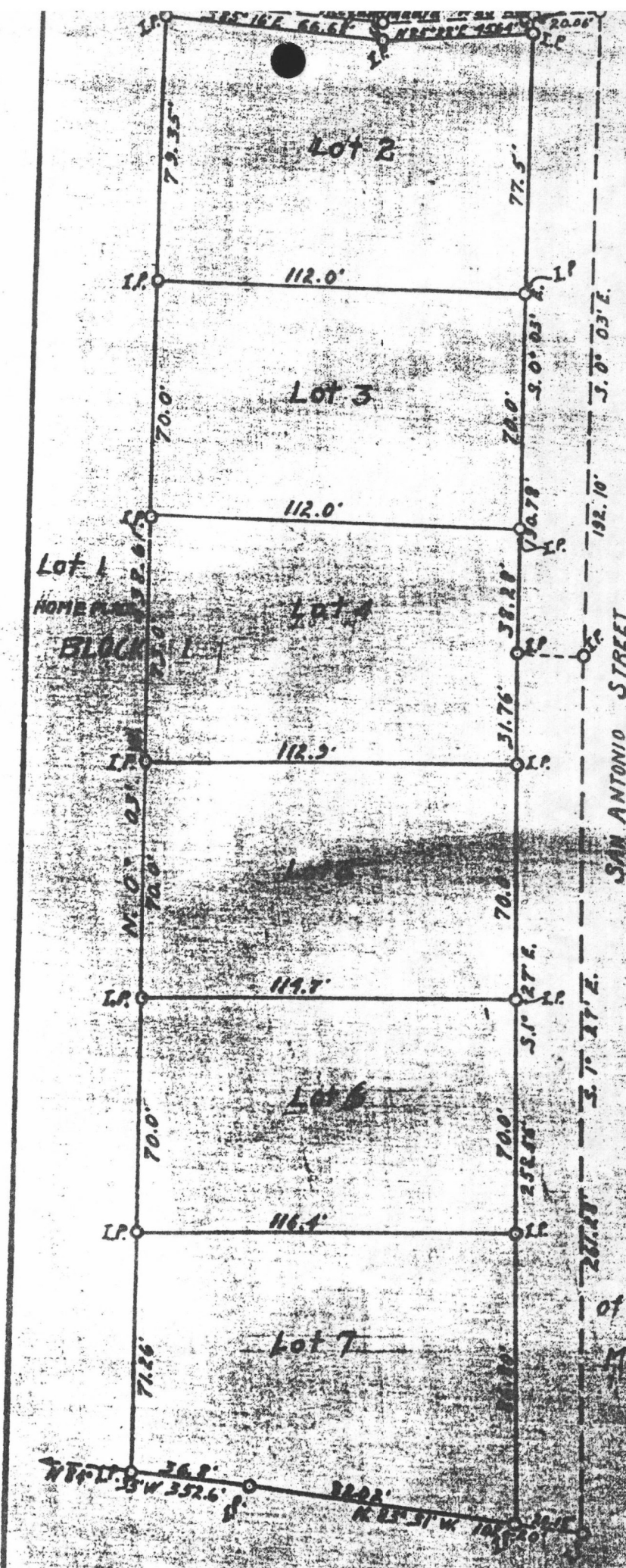
(5) The publicly visible facade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Facade surfaces under portales may be of contrasting or 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)

Attachment B
NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 6-6-83 by mb	county Santa Fe	ID no. 051600021
field map Santa Fe, N.M.	number 1	UTM reference easting zone 12 13	
location description 424 San Antonio		city/town Santa Fe	
		land grant/reservation	
building name		legal description tnsp 17 N range 9 E sec 25 NE 1/4 NE 1/4	
film roll by mb no. 2	negative nos. #0, # 9, 10	loc. of neg. (HPB)	plan shape 
		date of construction Pre 1928 estimate actual	
		source 1928 City directory	
		use present residential other historic residential other	
		condition ___ excellent ___ good ___ fair ___ deteriorating	
style Spanish Pueblo Vernacular	foundation material Not vis	degree of remodeling X minor ___ moderate ___ major	
	wall material/surface Stucco	describe:	
architectural features Windows - 6 lite w/ casement - white - lintels stuccoed. 3 masonry chimneys. All but one ridge cut flush w wall. Canals - 2 metal - 1 wood		surroundings Residential	
		relationship to surroundings X similar ___ not similar	
		district potential X yes ___ no	
		significance V eligible of none	
comments wall capped w white picket fence		if eligible, interest why? significant: 1991 resurvey	
hedge wire fence wood fence landscape street trees stone curb 0 setback acacia		associated buildings? X yes what type? Garage if inventoried, list ID nos.	
		see back? ___ yes	

Streetscape



PLAT OF LOTS
 SURVEYED FOR
MRS. EVA S. FENYES
 PRECINCT-3 SANTA FE, N.M.
 Oct. 20, 1926 - Scale 1" = 40'
 Jas. G. Harvey C.E.

I hereby certify that this plat and
 the field notes thereon are a true and
 correct copy of a survey made in the
 field by me on Oct. 18, 1926.

Jas. G. Harvey

NOTE: This subdivision is a portion
 of Lot 6, Block 04-A City Official Map
 of 1922.
MRS. EVA S. FENYES SUBDIVISION

LOTS 1-7 INCLUSIVE
 BLOCK 1

Construction Project- 424 San Antonio

The proposed addition to the house is a bathroom and a closet area. Three feet of this addition will be visible from the San Antonio Street elevation. The addition is a 17 by 17 ft. room that will be added to the back of the house. The contours of the walls and the window openings will be similar to the existing structure. The roofline of the addition will be 10 to 12 inches lower than the existing structure. The proposed addition will have one window facing the south and one window facing the west. There will also be an exterior door to the north. The construction material will be 2X6 frame walls with 1 in. insulation to enable the window openings and parapets to be contoured more easily, enabling the corners to be rounded in keeping with the existing pueblo style structure.

Also proposed is a portal to the front entrance of the house. There will be rounded corner posts, 4X8 in. rough sawn beam to support small vegas. 1X8 T.N.G. decking. The portal will be 6X11ft. with minimum structural pitch, with traditional composition roofing.

Architectural History- 424 San Antonio

I understand that the property was purchased in 1927 by Leanora Paloheimo's Grandmother, who was a resident of Santa Fe and Pasadena Calif.. I believe that this house may be the oldest house still standing on the westside of San Antonio St.. This house is a traditional pueblo-style adobe with vigas and interior plastered walls. The only renovation to the house has been the addition of a modern hot water boiler to provide heat to the cast-iron radiators in the house. The house has also been re-wired within the last 20 years.

WOOD CASEMASTER

STANDARDS:

- Insulating glass
- Finger-jointed brick mould casing
- Treated bare wood
- Bronze screen surround
- Bronze hardware
- Concealed sequential sash locks
- 4 9/16" (116) jambs

OPTIONS:

- Jamb extensions, factory applied
- Clear brick mould casing (non finger-jointed)
- Flat casing
- Aluminum drip cap
- Screen, aluminum surround in white, brown or gray
- White or brass hardware
- Stainless steel hardware
- Flip handle operator
- Diamond or rectangular grilles
- Standard Round Top, quarter circle and elliptical transoms
- Power Drive accessories

GLAZING OPTIONS:

- Single glazing with or without removable energy panel
- Northern or Southern Low E glass with or without Argon gas*
- Simulated divided lites with 7/8" (22) or 1 1/8" (29) munts
- Rectangular and diamond authentic divided lites, single glazing with or without removable energy panel
- Rectangular authentic divided lites, insulating glass
- Bronze or gray glass
- Tempered glass (standard on one lite 72 height)

FINISH OPTIONS:

- Interior prime and/or exterior prime
- Exterior finish in: white, bahama brown, pebble gray or medium bronze
- Exterior finish in fifty standard optional colors

*All standard one lite Northern and Southern Low E glass unit automatically include Argon gas.

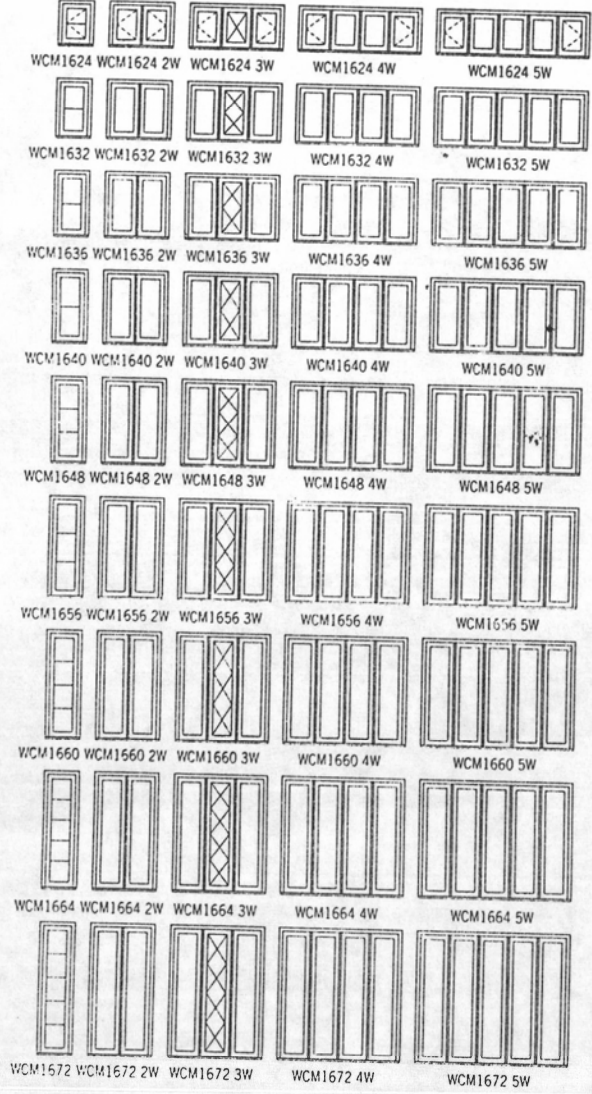
ENERGY DATA	24 x 48 Unit "U" Factor	30 x 60 Unit "U" Factor	24 x 48 Unit "R" Value	30 x 60 Unit "R" Value	Air Infiltration Per CFM/Lin. Ft.
Single Glass	0.89	0.93	1.12	1.08	.03
Single Glass plus Energy Panel	0.45	0.46	2.22	2.17	.03
Single Glass plus Low E E.P.	0.36	0.36	2.78	2.78	.03
Insulating Glass	0.48	0.48	2.08	2.08	.03
Insulating Northern Low E	0.37	0.36	2.70	2.78	.03
Insulating Southern Low E	0.37	0.36	2.70	2.78	.03
Insulating Southern Low E w/Argon	0.34	0.32	2.94	3.13	.03

Product U-Factors and R-Values are determined by computer simulation using Windows V4.0 and Frame V3.0 software applications.

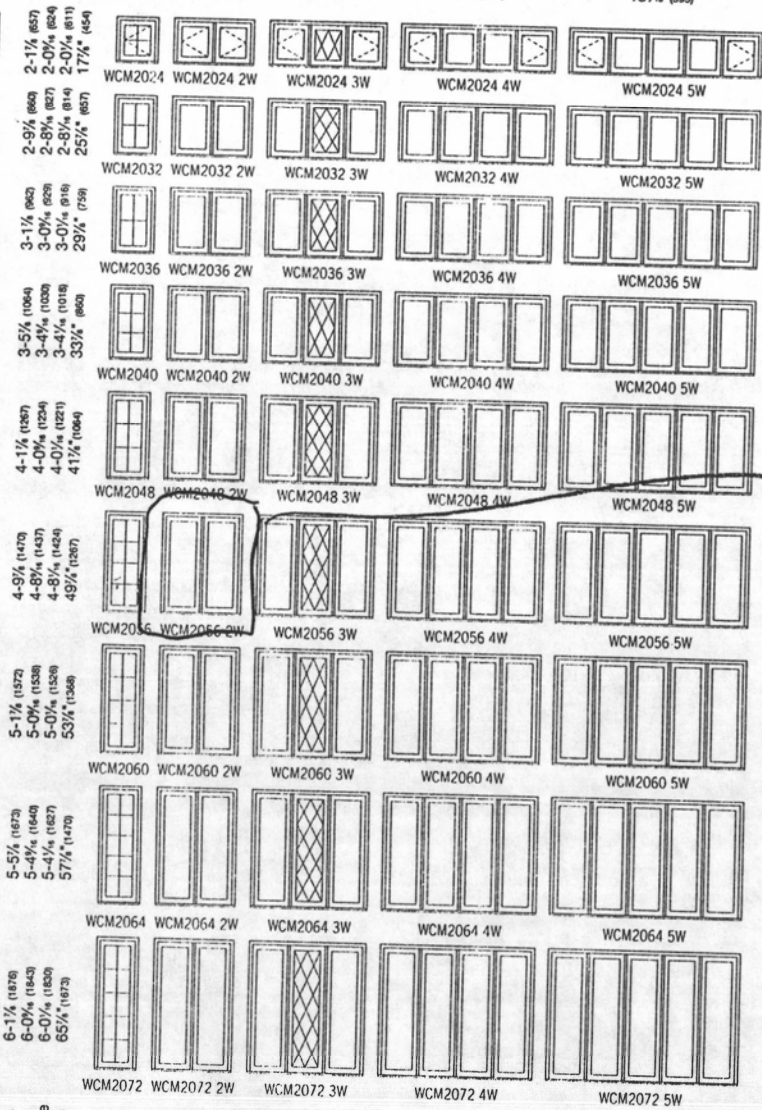
U-Factor = Btu/h-ft²-F R-Value = 1/U-Value

Mas. Opg. 1-7 1/4 (498) 2-1 1/4 (905) 4-3 1/4 (1311) 5-7 1/4 (1718) 6-11 1/4 (2124)
 Rgh. Opg. 1-5 (432) 2-9 (838) 4-1 (1245) 5-5 (1651) 6-9 (2057)
 Frame Size 1-4 (406) 2-8 (813) 4-0 (1219) 5-4 (1626) 6-8 (1778)
 Glass Size 1 1/4" (394) 1 1/2" (494) 1 1/2" (494) 1 1/2" (494) 1 1/2" (494)

1-11 1/4 (800) 3-7 1/4 (1108) 5-3 1/4 (1616) 6-11 1/4 (2124) 8-7 1/4 (2632)
 1-9 (533) 3-5 (1041) 5-1 (1549) 6-9 (2057) 8-5 (2565)
 1-8 (508) 3-4 (1016) 5-0 (1524) 6-8 (2032) 8-4 (2540)
 15 1/4" (395) 15 1/4" (395) 15 1/4" (395) 15 1/4" (395) 15 1/4" (395)



16" (406) WIDE FRAMES



20" (508) WIDE FRAMES

Mas. Opg.
Rgh. Opg.
Frame Size
Glass Size

NOTE: ANY UNIT IN THESE COMBINATIONS CAN BE OPERATING OR STATIONARY. OPERATING SASH ARE VIEWED FROM THE OUTSIDE.



Looking south down
San Antonio towards
424 San Antonio



North side of
424 San Antonio
including Garage



EXISTING WDWS & DOORS



front view from across
the street (taken on 4ft. wall)



front of 424 San Antonio



South East
corner of house
proposed addition
would be exposed
on rear corner