



# City of Santa Fe, New Mexico

Larry A. Delgado, Mayor  
Frank Di Luzio, City Manager

**Councilors:**

Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4  
Patti J. Bushee, Dist. 1  
Jimmie Martinez, Dist. 1  
Karen Heldmeyer, Dist. 2

Cristopher Moore, Dist. 2  
Miguel M. Chavez, Dist. 3  
Frank Montañó, Dist. 3  
Matthew E. Ortiz, Dist. 4

Project description : CNSTRCT 1480 SQ. FT. RES. BLDG PBLO SPNSH  
Project number : 00-10100113  
Case number : H-00-102  
Project type : HISTORIC DESIGN REVIEW BOARD

**PROJECT LOCATION (S) : 1226 Cerro Gordo Rd.**

**PROJECT NAMES:**

OW-Maria Rita Gonzales 1224 Cerro Gordo Rd.  
Santa Fe, NM 87501 (505) 992-2944

AP-Duran Enterprises de Santa Fe, Inc. 1549 6<sup>th</sup> St. Ste. C  
Santa Fe, NM 87505 (505) 988-5650

**BOARD ACTION**

This is to certify that the Historic Design Review Board at their meeting on August 8, 2000, 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: 1. minimum standards for windows shall be simulated divided light, 2. height from existing grade to the highest point on the parapets shall not exceed 12'.

For further information please call 955-6808.

Sincerely,

James M. Hewat  
Historic Preservation 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 THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.



**H-00-102**  
**1226 Cerro Gordo**

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1549 6<sup>th</sup> St. Suite C  
(505) 988-5650

**PROJECT DATA:**

HISTORIC DISTRICT	Downtown and Eastside
HISTORIC BUILDING STATUS	Non-contributing
PUBLICLY VISIBLE FAÇADE-EAST	N
PUBLICLY VISIBLE FAÇADE-NORTH	N
PUBLICLY VISIBLE FAÇADE-SOUTH	N
PUBLICLY VISIBLE FAÇADE-WEST	N
HISTORIC DISTRICT SURVEY NUMBER	H1353
YEAR OF CONSTRUCTION	Ca. 1959
PROJECT TYPE (NEW, ADD, ETC.)	New construction
USE, EXISTING	Residential
USE, PROPOSE	Residential
HISTORIC BUILDING NAME	N/A

# City of Santa Fe, New Mexico

# memo

**DATE:** August 8, 2000

**TO:** Historic Design Review Board Members

**VIA:** Anne Condon, Planning and Land Use Director *AC*  
Cyrus Samii, Planning Division Team Leader

**FROM:** James Hewat, Historic Preservation Planner *JH*

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**ITEM & ISSUE:**

CASE # H-00-102

ADDRESS 1226 Cerro Gordo  
Historic Status Non-contributing  
Historic District Downtown-Eastside

**REFERENCE ATTACHMENTS (Sequentially):**

**CITY SUBMITTALS**

- Case Synopsis
- District Standards
- State Historical Survey Sheet
- Other:

**APPLICANT SUBMITTALS**

- Proposal Letter
- Vicinity Map
- Site Plan/Floor Plan
- Elevations
- Photographs
- Other Stucco sample

**STAFF RECOMMENDATION:**

As the proposed construction is consistent for the Downtown and Eastside Historic District, Staff recommends approval with the following conditions:

1. Minimum standard for windows shall be simulated divided light.
2. Height from existing grade to the highest point for the parapet shall not exceed 12 feet.

**BACKGROUND & SUMMARY:**

The applicant proposes the construction of a 1480 square foot, single story residential building in the Pueblo-Spanish Revival manner to a height not to exceed 12' (Proposed height is 12'). The residence will have detailing consistent with the Downtown and Eastside Historic District Guidelines including simulated divided light windows, portales with corbels and vigas, and rounded parapets. The proposed stucco color is El Rey #117 Fawn; an appropriate earth color for the Downtown & Eastside Historic District.

#### 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 aials, 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;

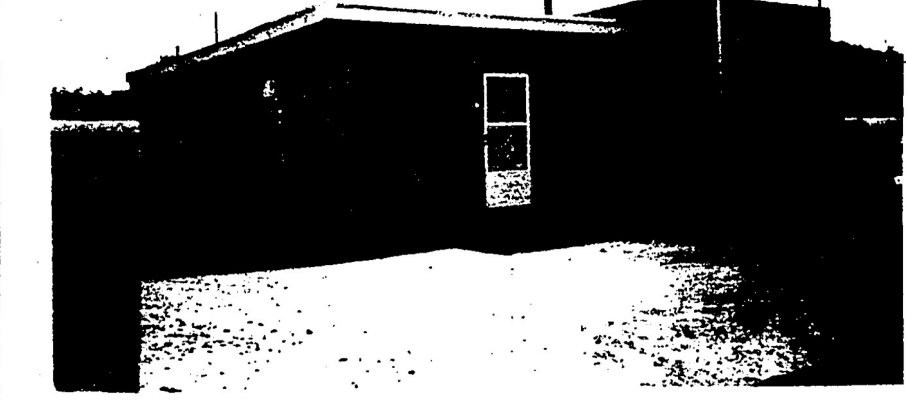
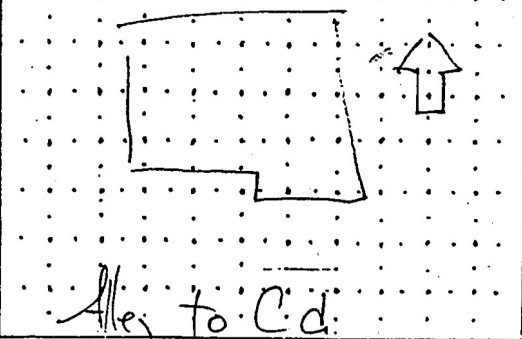
(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(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)

building threatened? yes	survey date 7-1-83 by mb	county Santa Fe	ID no. 0516 00629
tele map Santa Fe, New Mexico	number 1	UTM reference easting zone 12 13	
location description 1226 Cerro Gordo		city/town Santa Fe	
building name		legal description TNSP 7 N W range 10 E W sec 30 NE 1/4 NE 1/4	
film roll by M no. 28	negative nos. 15	loc. of neg. (HPB)	plan shape



date of construction  
Between, estimate \_\_\_\_\_ actual  
source  
24 yrs ago - owner  
use  
present residential  
other \_\_\_\_\_  
historic residential  
other \_\_\_\_\_

condition  
\_\_\_\_\_ excellent  good  
\_\_\_\_\_ fair \_\_\_\_\_ deteriorating

degree of remodeling  
 minor \_\_\_\_\_ moderate \_\_\_\_\_ major  
describe:

surroundings  
Res

relationship to surroundings  
 similar \_\_\_\_\_ not similar

district potential  
\_\_\_\_\_ yes  no

significance  
\_\_\_\_\_ eligible \_\_\_\_\_ of  none  
if eligible, interest

why?

associated buildings? \_\_\_\_\_ yes  
what type?

if inventoried, list ID nos.

see back? \_\_\_\_\_ yes

style Sp. Pueblo Ver	foundation material Not vis
	wall material/surface Stucco

architectural features

comments  
visit  
w/ fence  
land mark  
street trees  
stone curb  
O set back  
→ copula

Streetscape

*Duran Enterprises de Santa Fe, Inc.*

*PMB 437*

*551 West Cordova Road*

*Santa Fe, NM 87501-4100*

*(505) 988-5650 Fax: 986-1933*

July 5, 2000

Historic Design Review Board Submittal  
200 Lincoln Avenue  
P.O. Box 909  
Santa fe, NM  
87504-0909

Project: Maria Rita Gonzalez  
1226 Cerro Gordo  
Santa fe, NM 87505

The following is the proposed project construction for the above named owner in Cerro Gordo:

- Propose to build carport, no sheet rock.
- Build an 6x12 portal on north side of great room.
- Dining room area will have 9' ceilings with vigas and rough lumber. Living room area will be 9' Drywall ceilings. Rest of dwelling will be standard 8' ceilings
- Skylights (2) kitchen and hall area.
- All windows to be Better Built white vinyl.
- Stucco is to be organic El Rey, color is #117 Fawn.
- 2x6 Framing
- Some 2x4 interior walls
- R-19 Insulation on walls
- R-30 Ceilings
- TGI's on all other ceilings
- Roofing organic
- Portales will be corval and vigas.

If you have any further questions please feel free to contact the office.

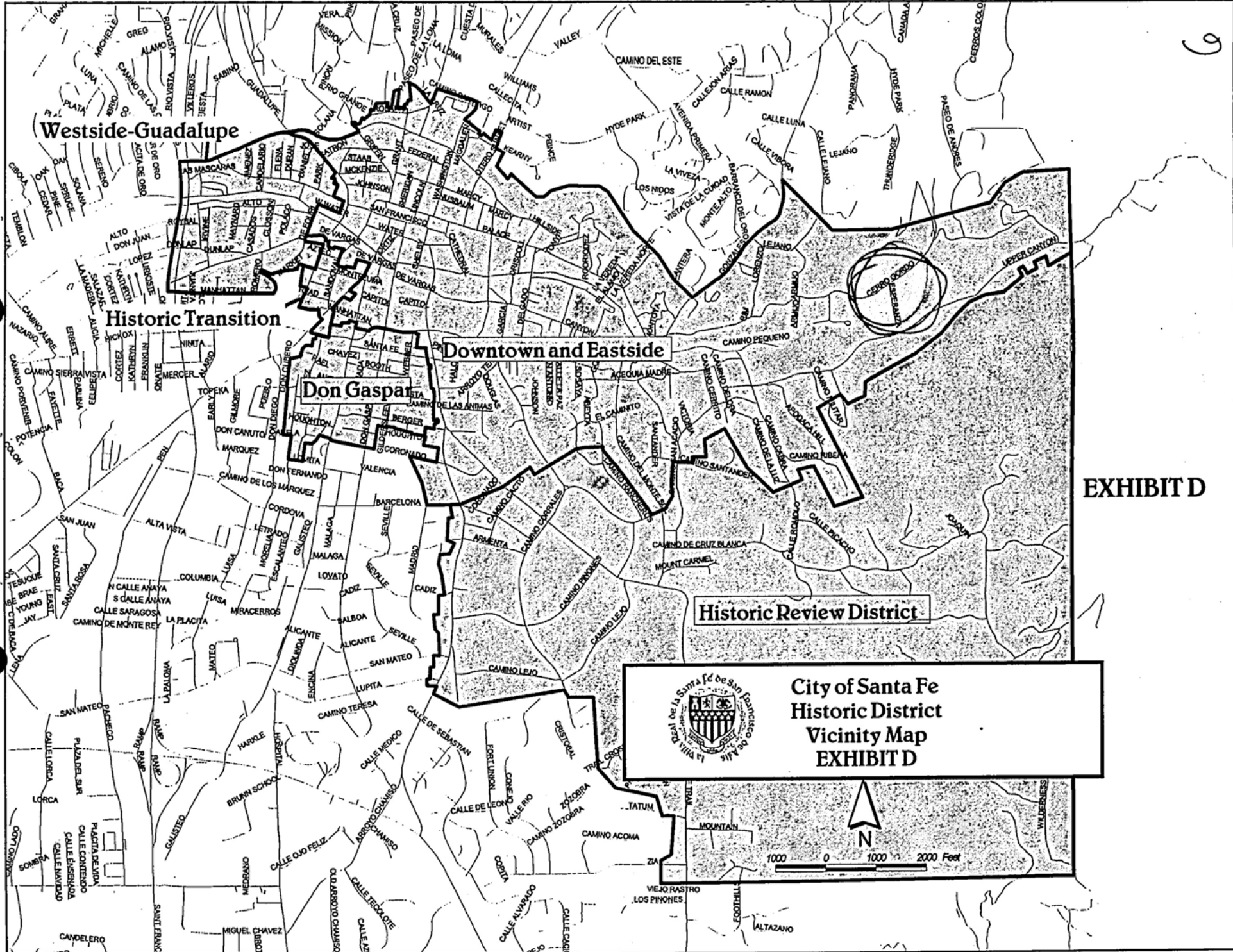

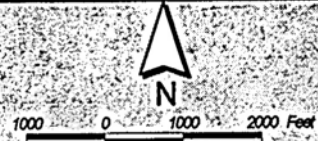
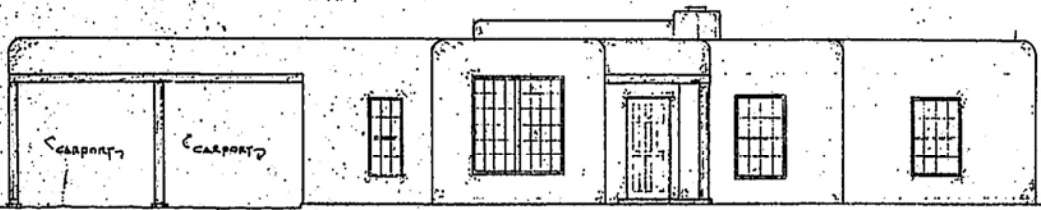


EXHIBIT D

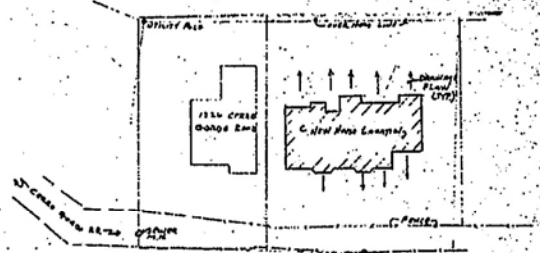

**City of Santa Fe**  
**Historic District**  
**Vicinity Map**  
**EXHIBIT D**



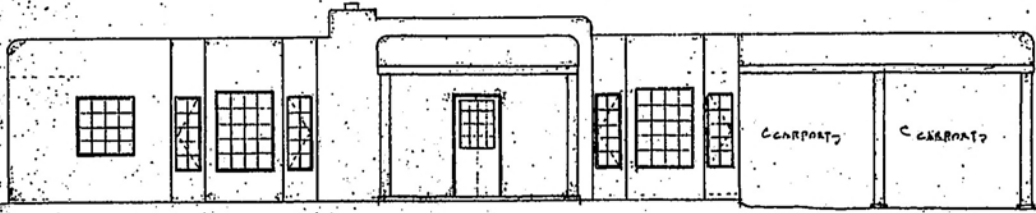




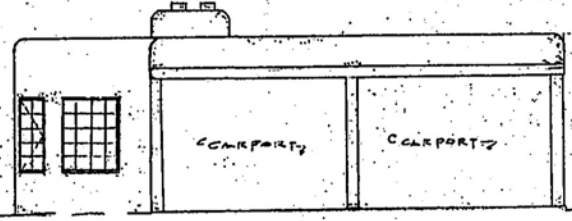
FRONT ELEVATION Scale: 1/4" = 1'-0"



4 SITE PLAN Scale: 1" = 30'



REAR ELEVATION Scale: 1/4" = 1'-0"



LEFT SIDE ELEVATION Scale: 1/4" = 1'-0"

1226 Cerro Gordo

Rita Gonzalez

9.

**NOTES:**

NOTE "A"  
FRAM STEPPED G.L.B.  
W/ 2" x 4" - 1600

NOTE "B"  
PRE-FAB PREFACE  
LAMP, BY "ELEGANT"  
MODEL # 10-2000 OR  
EQUAL, VIEW THRU P.L.A.  
DAS TO EXTERIOR OR  
THRU P.A.L.  
SEE DETAIL: (3)  
(D-2)

NOTE "C"  
WOOD DOOR MAY BE  
SUBSTITUTED FOR P.G.  
PORCH BLAD - ALL DOOR  
LEADER TO BE G.C.A.  
TREATED OR COAR.

NOTE "D"  
2" DIA TAPERED  
WOOD COLUMN

NOTE "E"  
3" x 3" HIGH WOOD RAIL  
W/ 1/2" x 1" TOP RAIL  
OVER 5" x 5" x 1"  
BALUSTERS - 2" DIA  
5" x 4" WOOD RAIL

(3) 1/2" x 1" TYP. UNLESS  
NOTED OTHERWISE

NOTE "F"  
PIPE RETARD LVL. P.M.  
AS FOLLOWS: 1/2"  
TYPE "T" OFF 80 IN H.L.S.  
1/2" DIA. AND 1/2" AS PER  
LOCAL CODE.

NOTE "G"  
STAIRS: MIN. 36" WIDE  
MIN. 5" TREADS, MAX.  
3" V.R. RISE.  
SEE DETAIL: (3)  
(D-2)

(15)  
(D-1)

(16)  
(D-1)

(8)  
(D-2)

NOTE "H"  
FRAMES: TYPICAL BLIND  
IN WINDOWS WHERE  
BLIND IS LESS THAN  
1/2" ABOVE STANDING  
SURFACE @ BATHROOMS,  
HALLWAYS, BUNNERS,  
BALCONIES, STEAIRWAYS,  
& HOT TUBS.

(1) BLINDS IN WITHIN  
1/2" AND 1/2" OF AN OPERATING  
DOOR.

GENERAL NOTES RE:  
MAGAZINE LVL. SCANS  
1. A MINIMUM DEGREE  
LENGTH IS REQUIRED.  
SEE NUMBERS FOR FOOT  
SIZE REQUIRED.

2. BOARD ACROSS FULL  
LENGTH OF SCAN IS  
REQUIRED.

3. LATERAL SUPPORT  
REQUIRED AT BOARD  
JOINTS.

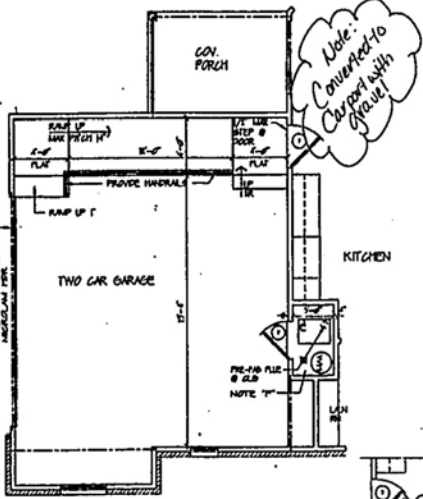
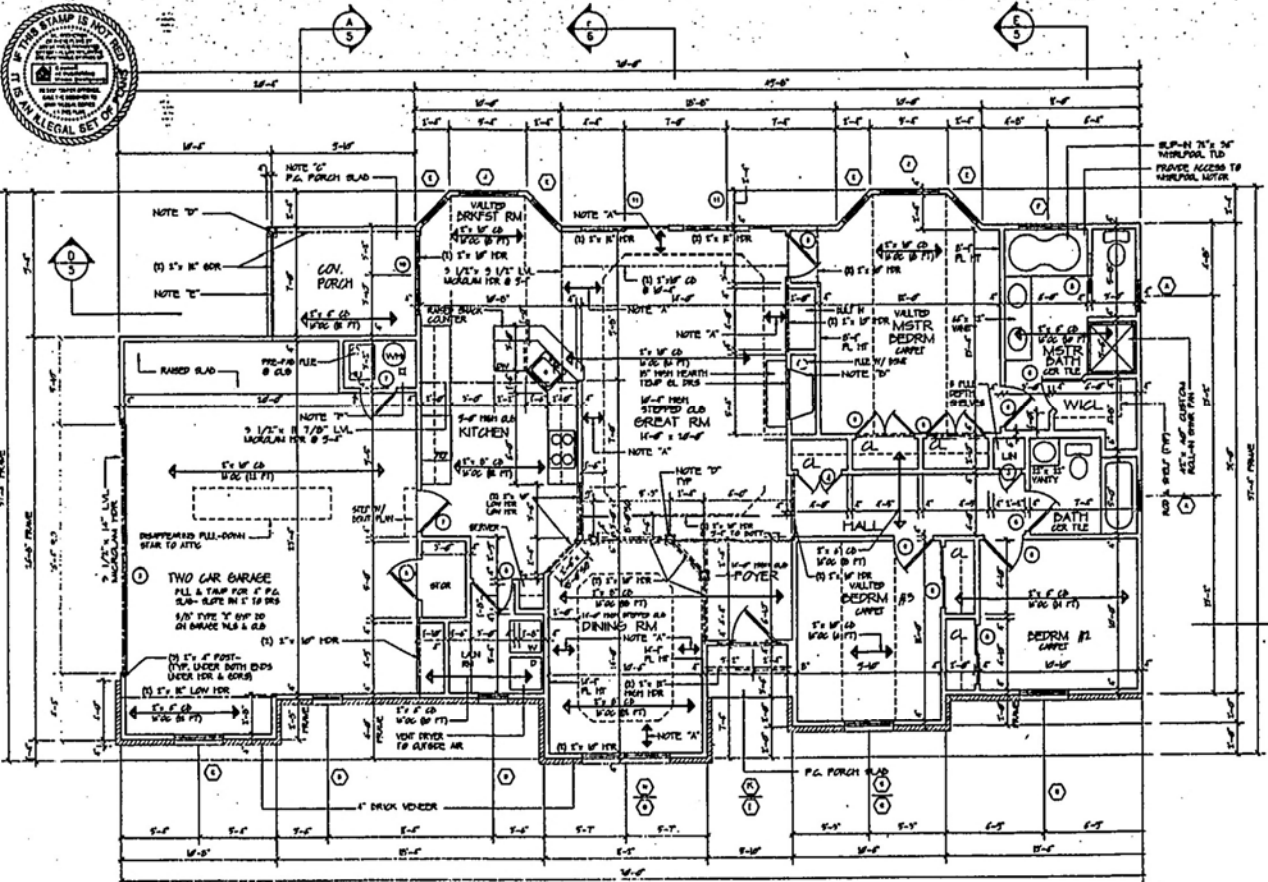
4. 1/2" x 1/2" DEEP  
SCANS ARE TO BE USED IN  
MULTIPLE UNITS ONLY.

5. UNLESS NOTED OTHERWISE,  
ALL UNITS TO BE A MIN.  
(1) ROWS OF 1/2" H.H.S.  
& 1/2" DIA. (2) ROWS  
OF 1/2" H.H.S. & 1/2" DIA.  
FOR 1/2" x 1/2" DEEP  
SCANS.

6. ANGLE (1/2" x 1/2" x 1/2")  
IN LAMPING @ 1/2"  
LAMPING @ 1/2"

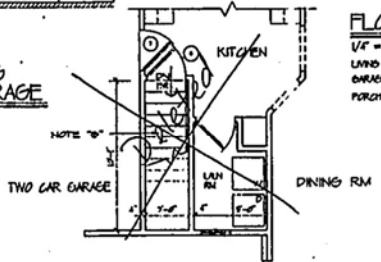
7. MAGAZINE SCANS ARE  
MANUFACTURED BY TRUS  
JOIST CORP.

8. ALL JOIST HANGERS  
TO BE MAGAZINE METAL  
LAMP HANGERS.



PARTIAL PLAN SHOWING  
ALT. FOR RAMP IN GARAGE  
V.F. = 1/4"

SEE SHEET #1 OF 4 FOR  
REMAINING NOTES

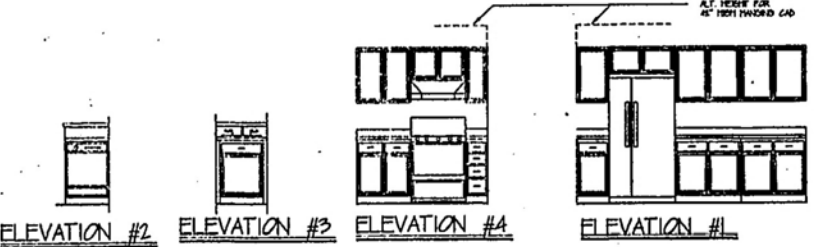


OPT BSMT ENTRY  
V.F. = 1/4"

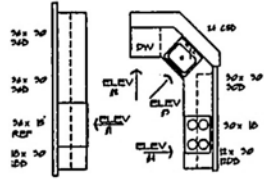
SEE SHEET #3 OF 4 FOR  
REMAINING NOTES

**FLOOR PLAN**

V.F. = 1/4"  
LAND AREA: 1000 SQ. FT.  
GARAGE AREA: 540 SQ. FT.  
PORCH AREA: 71 SQ. FT.



KITCHEN ELEVATIONS  
3/8" = 1'-0"



31" = BASE CABINET  
31" = CORNER CABINET  
31" = ISLAND CABINET  
31" = 1/2" x 1/2" x 1/2"

KITCHEN PLAN  
V.F. = 1/4"

DATE: 02-13-78 REV:  
DWN: MS  
CHKD: J.L.A.

**JIA** JEROLD L. AXELROD,  
& ASSOCIATES, AIA, P.C.  
ARCHITECTS / PLANNERS

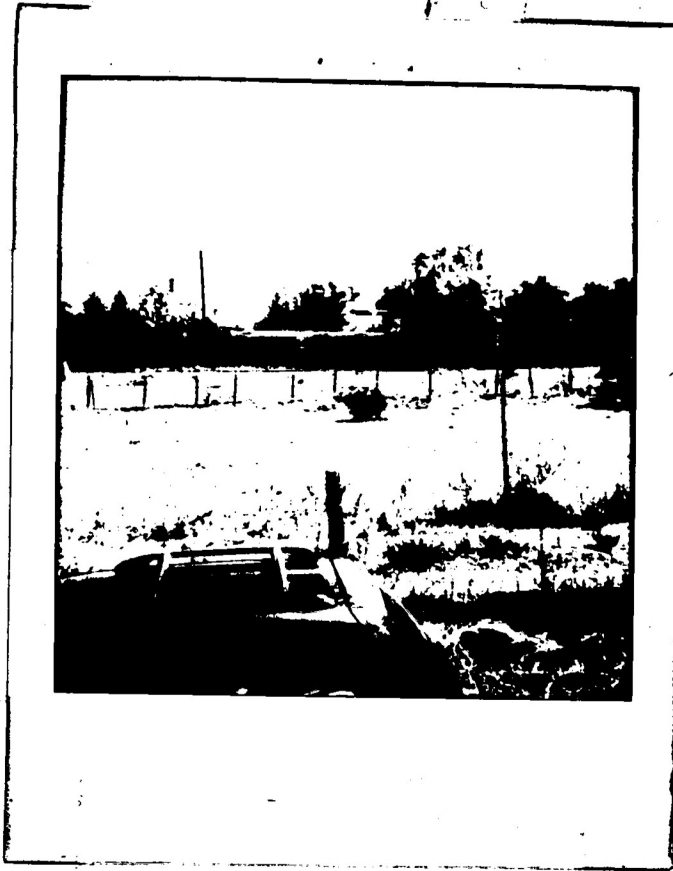
66 HARNED ROAD  
CONYACK, N.Y. 11725  
(516) 884-4411

CHARLOTTE

FILE # 95267  
COPYRIGHT 1978

SHEET #  
4 of 6

1226 Cerro  
Gordo



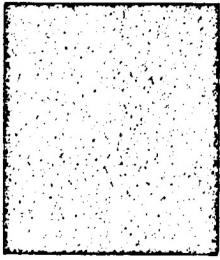
1226 Cerro Gordo project site.

# El Rey

This chart supersedes all others  
effective 08-98 thru 02-00



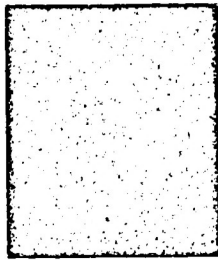
CAUTION: Stucco colors will vary from all samples, especially acrylic modified materials, due to methods of application, weather conditions, raw materials, plant batching, age and processing of color chip or sample itself. Apply a sample of material to be used on actual substrate for final approval of owner before stuccoing with any stucco.



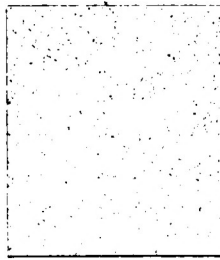
102 CAMEO



100 COLONIAL  
WHITE



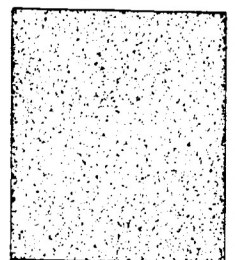
40 PEACH



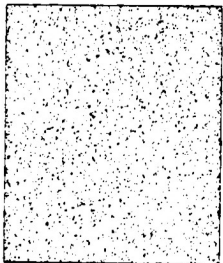
90 CANDLELIGHT



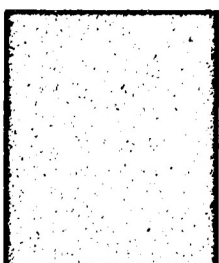
127 HACIENDA



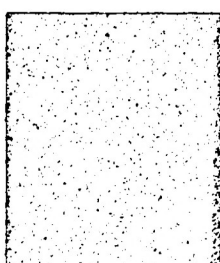
128 CREAM



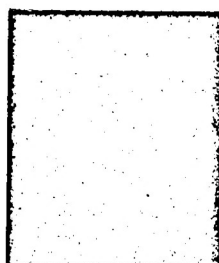
129 IVORY



126 DUSK



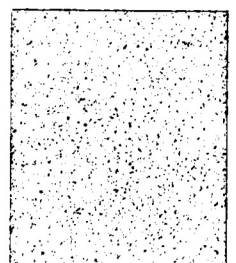
30 SOAPSTONE



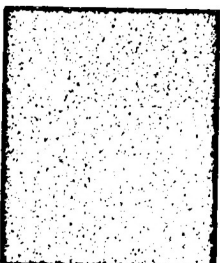
117 FAWN



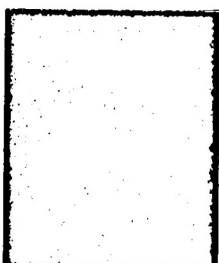
119 PALOMINO



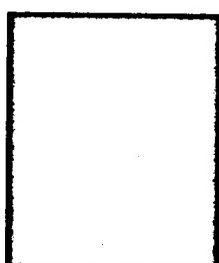
101 NAVAJO-WHITE



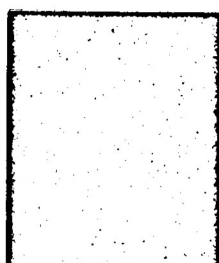
121 SANDALWOOD



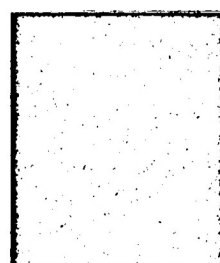
122 STRAW



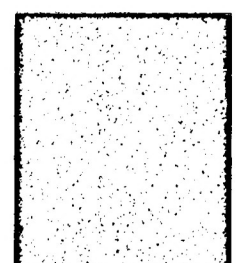
106 BUCKSKIN



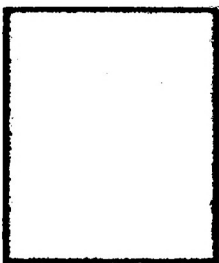
108 KOKANEE



103 SAND



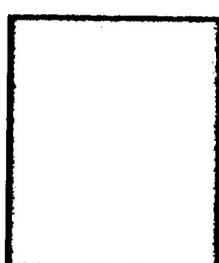
107 DENIM



111 DRIFTWOOD



116 ADOBE



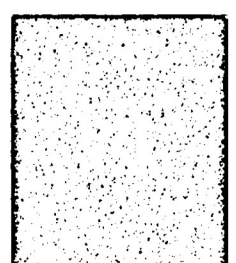
118 SUEDE



105 BAMBOO



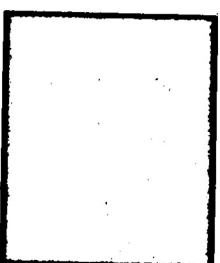
110 ASH



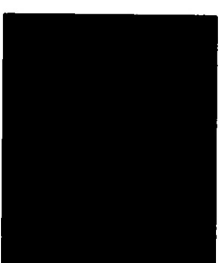
80 SOFT ROSE



115 COTTONWOOD



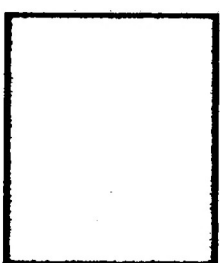
114 DESERT ROSE



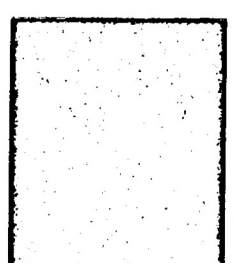
120 SANTA FE BROWN



125 LA LUZ



104 CORAL



122 DOVE GRAY

## Why Use Stucco?

Stucco is one of the most universal facing materials. It can be applied to the exterior face of almost any structure. It can be given almost any desired "look" - textured, scored, swirled, stippled, raked, grooved, combed, and countless other deep or shallow surface finishes.

Colored marble chips or other aggregate can be embedded in either white or a colored stucco matrix to produce a "rock dash" or "marblecrete" finish.

## Why Specify EL REY For Stucco?

EL REY Stucco is hard, strong, fire-resistant, and weather-tight material that does not deteriorate with age and holds its color well. Because it is a Portland cement product, stucco grows stronger with age and is impervious to termites, rot, and fungus.










New inert, non-fading pigments provide longer life than ever before, and the color goes all the way through the stucco finish coat.

## Advantages of Factory Pre-Mix

When you specify stucco, specify a factory-prepared mix. This assures you of color uniformity in every batch and you have the advantage of plasticizing agents added to increase workability. Factory mixes are available in a wide variety of colors. Rigid quality control assures uniformity of color and hue.

# SMA

Member of Stucco Manufacturers Association

- OTHER QUALITY PRODUCTS**
- Fiber Reinforced Thin Coat Stucco Systems  *Fastwall*
  - Fiber Reinforced Three Coat Stucco Base *Fiber-47*™ 
  - Water Repellents & Sealers  *Crown Seal*™
  - Pool Deck Coating *Super-Decks*™ 
  - Cement Color *Elements Pigments* 
  - Custom Colors 
  - Exterior Insulation & Finish Systems *Insul-Flex*® 
  - Synthetic Finishes *Mill Mix*™ 
  - Perma-Flex*® 
  - Bonding Agents *"100"*™ 
  - Acrylic Additives *"200"*™ 
  - Block Wall Coating  *Wall Faste*
  - Wall Faste System *Wall Faste* 

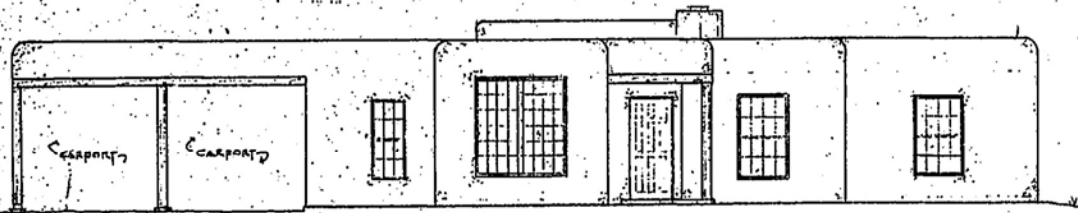
Since there are many factors over which the manufacturer has no control, such as measurement of water, proper preparation of walls, etc., there is no warranty for finished work, either expressed or implied. If for any reason the contents are defective, liability is limited to replacement, by the manufacturer, with a like quantity of new material. Manufacturer is not liable for any consequential damages. There is no warranty which extends beyond those stated in this notice.

3830 Singer Blvd. NE • Suite 2020  
Albuquerque, NM 87109  
Tel: (505) 873-1180 • Fax: (505) 338-3448  
3225 S. Drennan Industrial Loop  
Colorado Springs, CO 80910  
(719) 392-9003



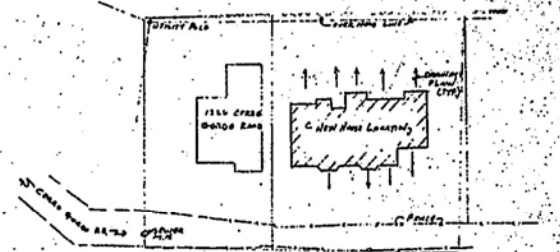
Standard Colors for El Rey Premium Exterior Stucco





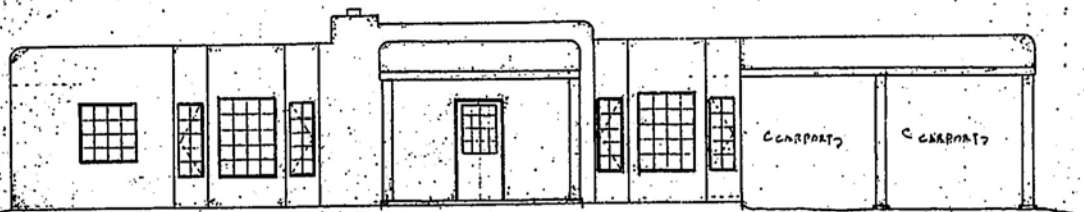
FRONT ELEVATION

Scale: 1/4" = 1'-0"



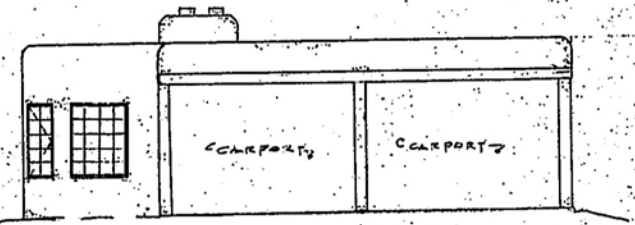
4 SITE PLAN

Scale: 1/4" = 30'



REAR ELEVATION

Scale: 1/4" = 1'-0"



LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"

1226 Cerro Gordo

Rita Gonzalez



**NOTES:**

NOTE "A"  
FRAMING STUDS  
1/2" x 4" - 48" OC  
NOTE "B"  
PRE-FAB PREFRAME  
WALLS BY "WYBROCOR"  
MODEL # 10-3000 OR  
EQUIL. VENT THRU FLR  
DAS TO OUTDOOR OR  
THRU F.L.L.  
SEE DETAIL: 1  
D-2

NOTE "C"  
WOOD DECK MAY BE  
SUBSTITUTED FOR P.C.  
PORCH BLDG. ALL DECK  
LUMBER TO BE G.C.A.  
TREATED OR CDPA

NOTE "D"  
5" x 8" FIRM WOOD RAIL  
1/2" x 4" TOP RAIL  
CORN. 1" x 4" 1" x 4"  
BALUSTERS - 2" DIA. MAX  
1/2" x 4" WOOD RAIL

(1) 1/2" x 4" FIRM WOOD  
UNLESS NOTED OTHERWISE

NOTE "E"  
PIPE RETURN LVL. R/L  
AS FOLLOWS: 1/2"  
TYPE "E" R/W OR AS PER  
LOCAL CODE

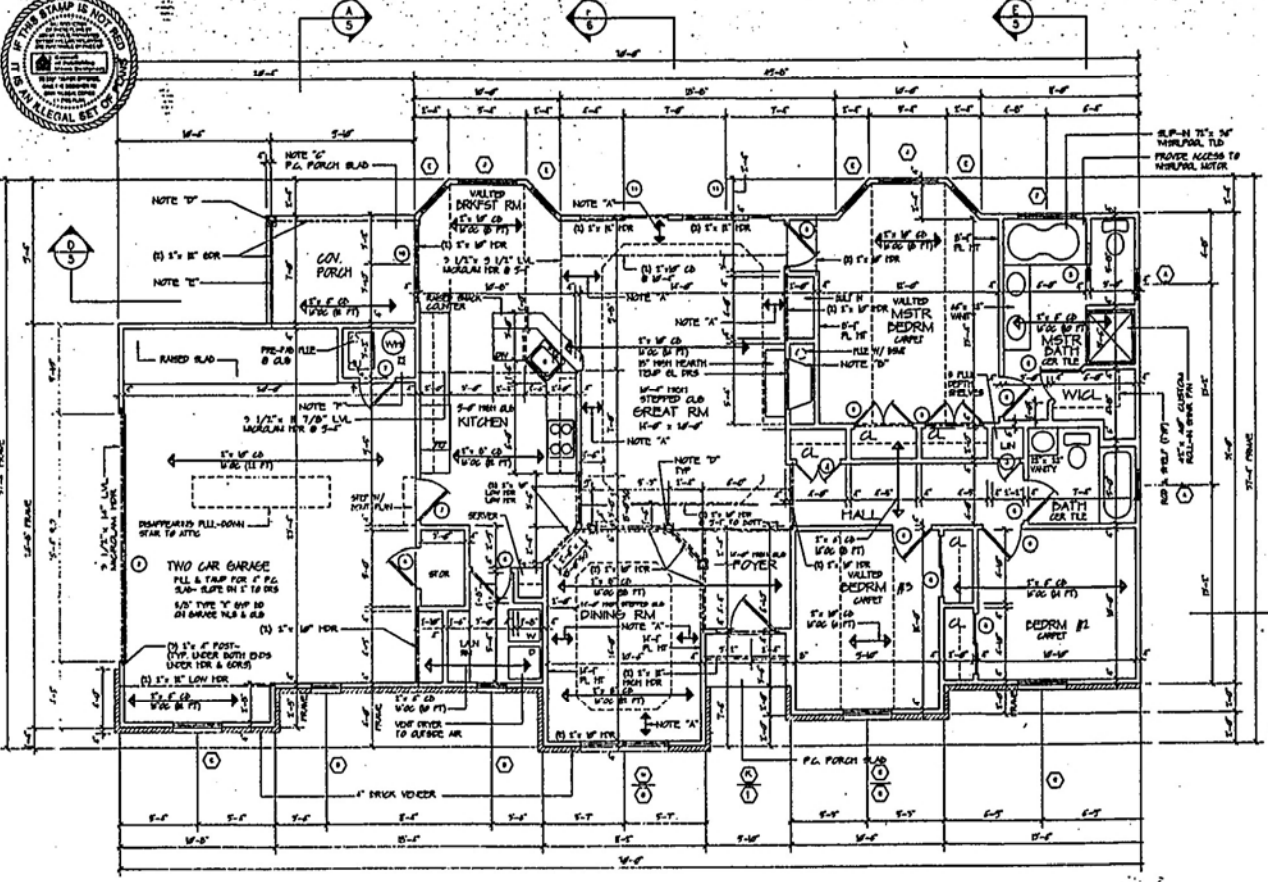
NOTE "F"  
STAIRS MIN. 36" WIDE  
MIN. 7" TREADS, MAX.  
3/4" RISES.  
SEE DETAIL: 1  
D-2

NOTE "G"  
FRAMING TREATED BLDG.  
W/ WINDOWS WHERE  
BLDG. IS LESS THAN  
48" ABOVE STAIRS  
SURFACE & BATHS, HALLS,  
KITCHENS, BROWERS,  
BATHS, HALLWAYS,  
& TUB TUBS.

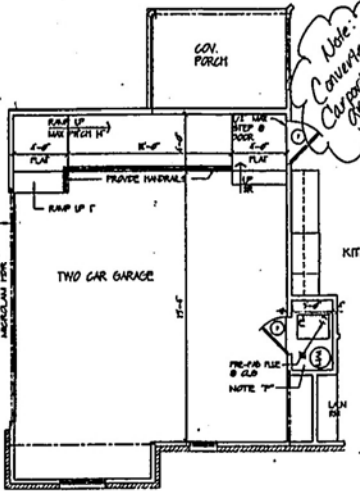
NOTE "H"  
BLAZING IS WITHIN A  
1/2" R/O OF AN OPERATING  
DOOR.

GENERAL NOTES RE:  
MAGNOLIA LVL. BEAMS

1. A MINIMUM BEARING  
LENGTH IS REQUIRED.  
SEE DIMENSIONS FOR FOOT  
SIZE REQUIRED.
2. BEAMS ACROSS FULL  
LENGTH OF BEAM IS  
REQUIRED.
3. LATERAL SUPPORT  
REQUIRED AT BEARING  
POINTS.
4. 1/2" x 4" x 8" DECK  
BEAMS ARE TO BE USED IN  
MULTIPLE UNITS ONLY.
5. HAVING PATTERN FOR  
SUPPORTS OF MULTIPLE  
UNITS TO BE A MIN.
- (1) ROWS OF 1/2" x 4" x 8"  
& 1/2" x 4" x 8" BEAMS  
FOR 1/2" x 4" x 8" x 8"  
BEAMS.
6. HANDLE THE 1000 P.L.  
D-1 STANDARD P.L.
7. MAGNOLIA BEAMS ARE  
MANUFACTURED BY TRUS  
JOIST CORP.
8. ALL JOIST HANGERS  
TO BE MAGNOLIA METAL  
LUGGER CONNECTORS.

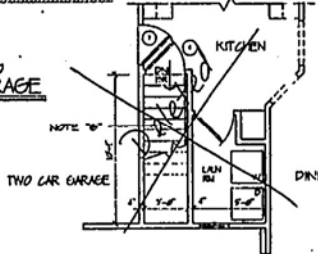


Note:  
Converted to  
Carpenters  
Drawing

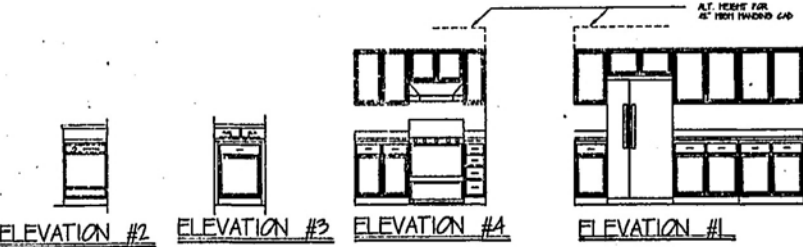


PARTIAL PLAN SHOWING  
ALT. FOR RAMP IN GARAGE

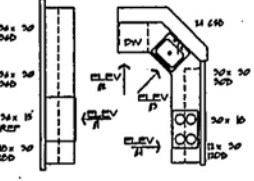
FLOOR PLAN  
LIVING AREA: 1025 SQ. FT.  
GARAGE AREA: 540 SQ. FT.  
PORCH AREA: 70 SQ. FT.



OPT. BSMT ENTRY

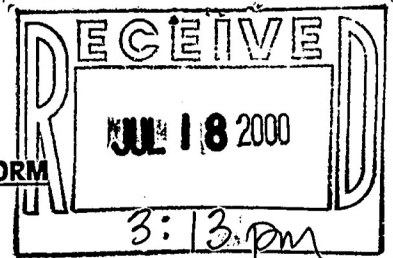


KITCHEN ELEVATIONS



KITCHEN PLAN

EXHIBIT (C)



HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ( )

Project Location: 1226 Cerro Gordo, Santa Fe, NM 97505

Owner: Maria Rita Gonzalez Phone: 992-29111

Address: 1221 Cerro Gordo City, State, Zip Code: Santa Fe, NM 97505

Applicant: Duran Enterprises de Santa Fe, Inc. Phone: 988-5650

Address: 1549 16th Street Suite C City, State, Zip Code: Santa Fe, NM 97505

Project Proposal:

New Construction: Single-Family Residence (X) 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 ( )

If yes, who? Angela Shackel Date? 6/9/00

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? 12' TOP with parapit. NOT TO EXCEED

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 (X) No ( )

If yes, who? Andy Sandoval Date? 7/17/00

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. 965.

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.

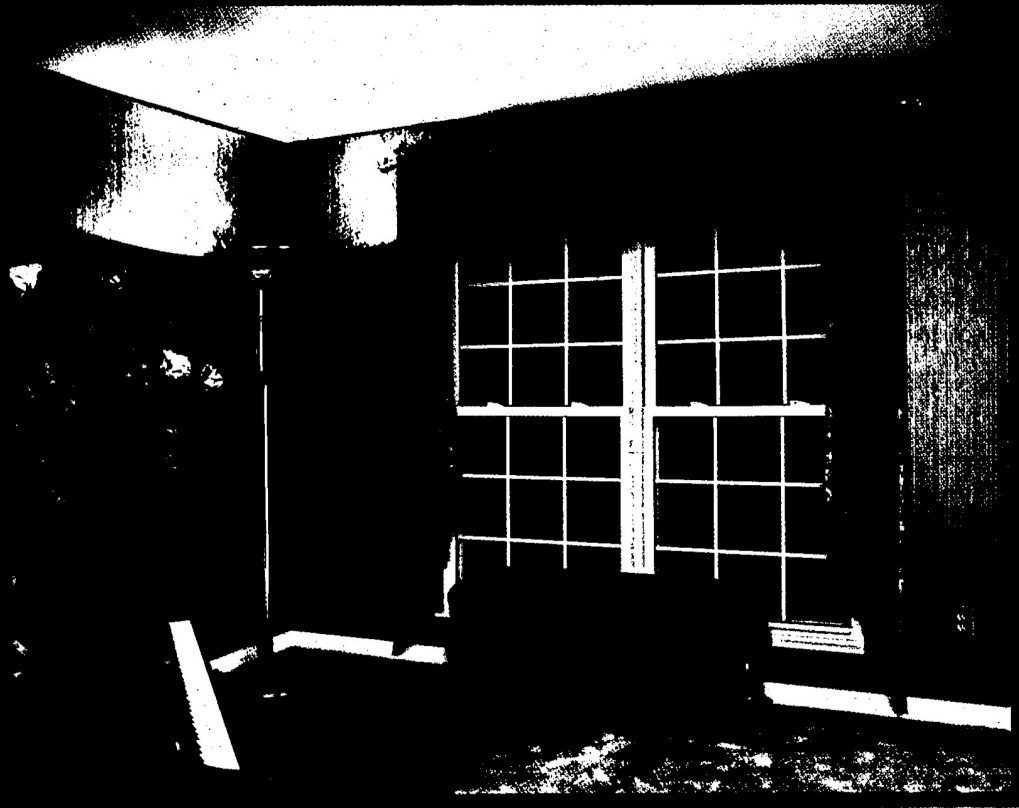
I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Signature of Applicant or Owner

Date July 5-00

**BetterBilt**

**Homemaker™ II**



***Vinyl New Construction  
Window & Doors***

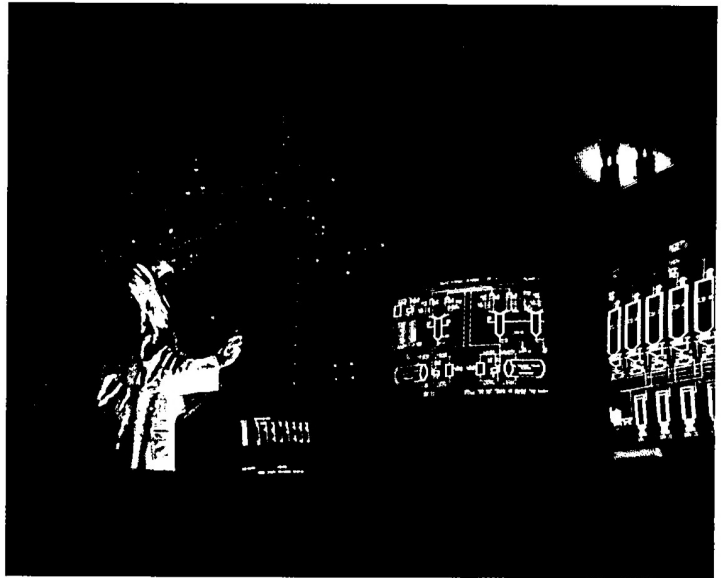


## A HISTORY WITH A FUTURE

**T**hirty years. It's a long time. But for over thirty years Caradon BetterBilt has made a name for itself in the building industry. A name that means quality products, personal service, and unequalled performance.

Three decades ago the company started with one goal in mind, "Be the BEST window and door manufacturer in America." Trust, honesty and customer satisfaction is a goal which is earned every day. BetterBilt, a name you can trust from people who care.

A new line of high performance vinyl windows and doors are constructed with the same quality you've come to expect from BetterBilt. Made with the finest materials and manufac-



tured to exact specifications, these vinyl windows and doors surpass any on the market today. The latest in modern manufacturing equipment is combined with the most advanced thermal materials to produce some of the highest performing fenestration products available. The constant updating

and refining of every manufacturing process means you get the best quality at a competitive price. And, with a wide area of distribution and the reputation of a company founded on pride, you can be sure that every product with the BetterBilt name, is a product that is meant to last. A wide variety of windows and doors are available today to meet all of your construction needs. Performance, reputation, service, satisfaction...that's BetterBilt.

BetterBilt vinyl windows won't rot, chip, flake or corrode ... and they never need painting. After you see all of the features that these windows offer, you'll understand why they are one of the most popular windows in the industry today. The progressive design is builder friendly and the quality materials will retain their beauty for years.

### TABLE OF CONTENTS

#### WINDOWS:

- Single Hung - Series 9350 . . . . .4
- Horizontal Sliding Series 9360 . . .5
- Casement - Series 9347 . . . . .7
- Awning - Series 9340 . . . . .8
- Architectural . . . . .9

#### DOORS:

- Sliding Glass - Series 9390 . . . . .6

#### GENERAL INFORMATION:

- Glazing
- Warranty



BetterBilt is a member of AAMA and NFRC

# Homemaker II VINYL WINDOWS



## MAINTENANCE FREE

• Vinyl frames do not require painting or staining like wood windows.

## DURABLE

• Vinyl frames will not blister, corrode, flake, peel or rot like wood. • Vinyl is more resistant than wood to the harsh effects of the weather, beating sun, pollutants in the air, and corrosive salt air.

## ATTRACTIVE

• The clean, uncluttered appearance of vinyl windows will complement and enhance the beauty of any style home. • Available in two colors - WHITE or ALMOND - with the color impregnated completely through the frame.

## NATURAL INSULATOR

• The vinyl stiles, rails and outer frame have been designed with dead air spaces to inhibit the transfer of heat and cold through the window.

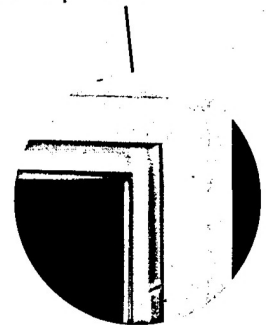
• Combining these dead air spaces with Swiggle Seal™ (a spacer between the panes of glass) significantly improves thermal performance and reduces condensation which can cause severe internal damage to your home.

Fusion welded corners eliminate leaking problems and add to the structural integrity of the window frame



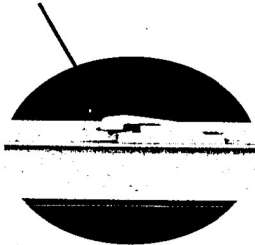
Optional colonial grids are between the glass panes for classic look - yet are easy to clean.

Sash stops keep sash from bottoming against spiral balances when opening window which leads to longer trouble free operation.



Prepunched nail fin for easy installation

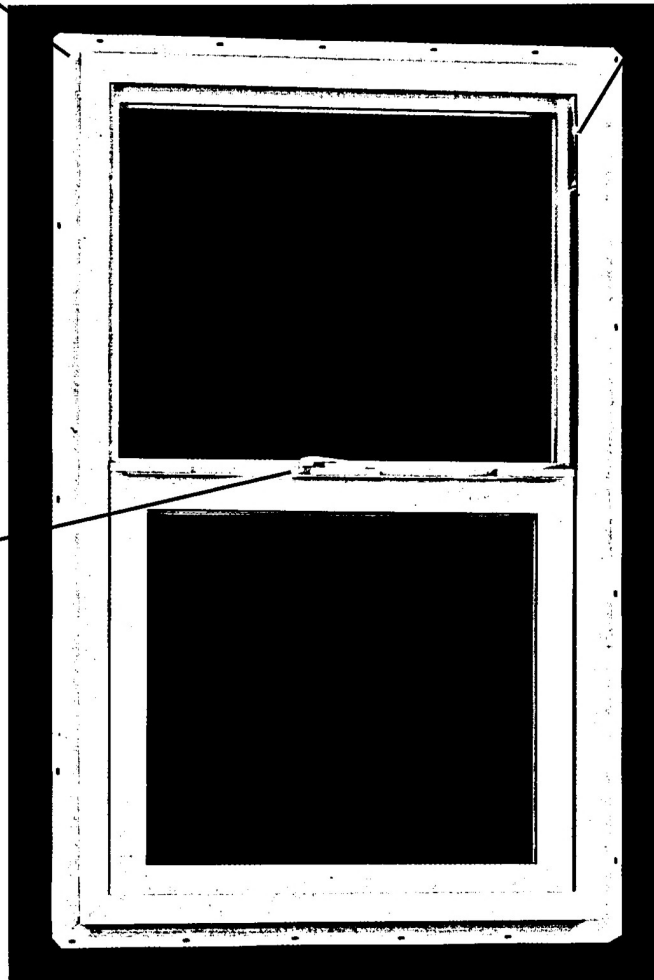
Positive cam action latch.



Spiral balances for smooth trouble free operation. Balance covers keep balances free of dust and dirt which cause binding.

High performance dense fin type pile weather stripping sash gives protection against wind, rain, dust and noise.

Interlocking meeting rail provides tighter seal against air infiltration.

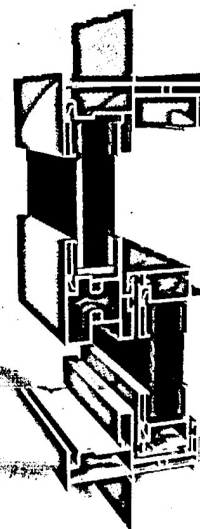


Tilt-in Sash for easy cleaning; is easily removed.

3/4" insulated glass

Full length lift rail at top of sash for easy lifting.

# SINGLE HUNG - SERIES 9350



4

## FEATURES

- Integral vinyl 1/8" pre-punched nail fin for easy installation
- Frame is 2 5/8" deep with 1 3/8" setback
- Energy efficient 3/4" insulated glass with 9/16" dead air space and Swiggle Seal™ which reduces the transfer of heat and cold through the window.
- Glass options such as Low Emissivity glass and Argon gas filling can enhance the performance of the window
- Fusion welded frame and sash adds strength and durability
- Offered in White and Almond colors
- Outside glazing
- Tilt sash for easy cleaning
- Integral lift rail at sash head for easy operation
- Spiral balances offer smooth operation
- Fin weatherstripping
- Interlock at meeting rail provides tighter seal against air infiltration
- Cam Action Locks at meeting rail provide tightness
- Continuous Coverage™ Lifetime Warranty

## Single Hung Standard Sizes

Other sizes available please consult specifications manual.

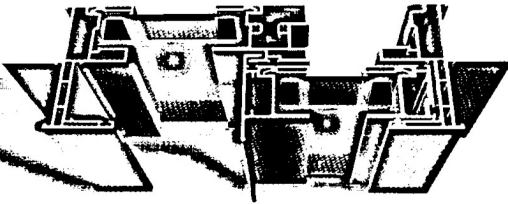
	7 1/8"	2 7/8"	2 11/16"	2 8 1/8"	2 7 1/8"	2 11 1/8"
2 11 1/8"	2030	2830	3030	3430	3830	4030
2 7 1/8"	2038	2838	3038	3438	3838	4038
2 11 1/8"	2040	2840	3040	3440	3840	4040
4 3 1/8"	2044	2844	3044	3444	3844	4044
4 11 1/8"	2050	2850	3050	3450	3850	4050
2 11 1/8"	2080	2880	3080	3480	3880	4080

# HORIZONTAL SLIDER - SERIES 9360



## FEATURES

- Energy efficient 3/4" insulated glass with 9/16" dead air space and Swiggle Seal™ which reduces the transfer of heat and cold through the window.
- Dual nylon rollers
- Operating vent(s) easily removed from inside the house for easy cleaning
- End vent (3-lite) picture window version is available (Series 9365)
- Integral nail fin for easy installation
- Weatherstripping is a dense fin type pile which provides protection against wind, rain, dust and noise
- Interlock at center rail provides tighter seal against air infiltration
- Integral pull rail for easy operation
- Continuous Coverage™ Lifetime Warranty
- Frame is 2 15/16" deep with 1 3/8" setback



### Horizontal Slider Standard Sizes

Other standard sizes and liting patterns available, please consult specifications manual.

	2'-11 1/2"	3'-11 1/2"	4'-11 1/2"	5'-11 1/2"	6'-11 1/2"
1'-4 1/8"	2016 (2X2)	3016 (4X4)	4016 (4X4)	5016 (4X4)	6016 (6X6)
1'-8 1/8"	2020 (2X2)	3020 (4X4)	4020 (4X4)	5020 (4X4)	6020 (6X6)
2'-4 1/8"	2028 (2X2)	3028 (4X4)	4028 (4X4)	5028 (4X4)	6028 (6X6)
2'-8 1/8"	2030 (3X3)	3030 (6X6)	4030 (6X6)	5030 (6X6)	6030 (6X6)
3'-4 1/8"	2036 (3X3)	3036 (6X6)	4036 (6X6)	5036 (6X6)	6036 (6X6)
3'-8 1/8"		3040 (6X6)	4040 (6X6)	5040 (6X6)	6040 (12X12)
4'-4 1/8"		3050 (10X10)	4050 (10X10)	5050 (10X10)	6050 (15X15)

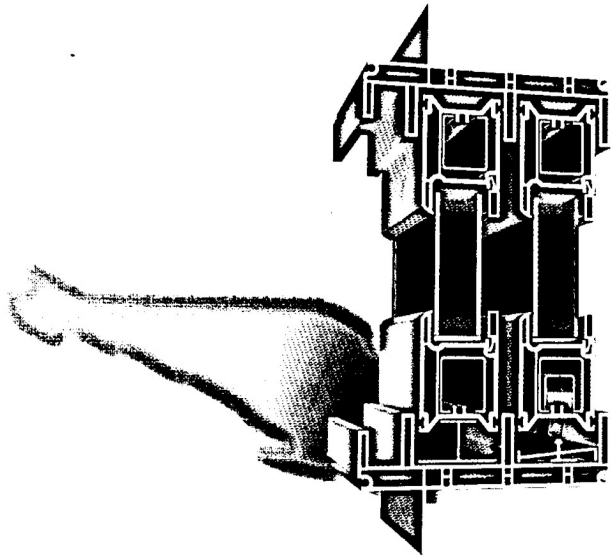
	2'-11 1/2"	3'-11 1/2"	4'-11 1/2"	5'-11 1/2"	6'-11 1/2"
1'-11 1/8"	6020 (4X2X4)	7020 (4X2X4)	8020 (4X2X4)	9020 (4X2X4)	10020 (4X2X4)
2'-11 1/8"	6036 (4X2X6)	7036 (4X2X6)	8036 (4X2X6)	9036 (4X2X6)	10036 (4X2X6)
3'-11 1/8"	6040 (6X2X6)	7040 (6X2X6)	8040 (6X2X6)	9040 (6X2X6)	10040 (6X2X6)
4'-11 1/8"	6050 (10X2X10)	7050 (10X2X10)	8050 (10X2X10)	9050 (10X2X10)	10050 (10X2X10)

# SLIDING GLASS PATIO DOOR - SERIES 9390

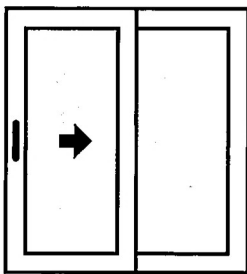


## FEATURES

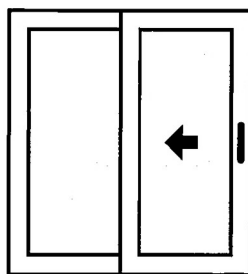
- Externally glazed 1" Glass helps reduce energy consumption
- 4 1/8" frame depth with pre-punched nail fin 1 1/8" set back
- Available in White and Almond colors
- Matching color handle set is standard with door unit
- Optional brass plated handle set
- Color coordinated screen comes with each door
- Tandem rollers are easily adjusted from the end of the panel
- Key lock available upon request
- Three panel units are available
- Continuous Coverage™ Lifetime Warranty
- Fusion welded frame and panels for durability and thermal performance



6



X O



O X

As viewed from the outside

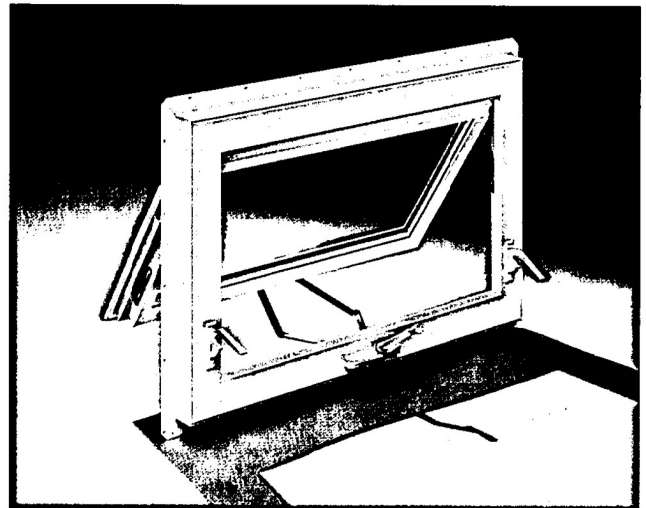
Nominal Size	Door Frame Dimension	Rough Opening
5'-0" x 6'-8"	59 1/2" x 79 1/2"	60" x 80"
6'-0" x 6'-8"	71 1/2" x 79 1/2"	72" x 80"
8'-0" x 6'-8"	95 1/2" x 79 1/2"	96" x 80"



# AWNING WINDOW - SERIES 9340

## FEATURES

- 3/4" Insulated Glass
- Glass options such as Low E, Argon Gas Filled, Bronze tint, and obscure are available
- Integral nail fin - full 1 1/4"
- Frame depth is 2 15/16"
- Concealed hinges
- Fiberglass screen insert is standard with the casement unit
- Offered in White and Almond colors
- Fusion welded frame and sash for durability and thermal performance
- Heavy-duty hardware provides for years of trouble-free operation
- Continuous Coverage™ Lifetime Warranty

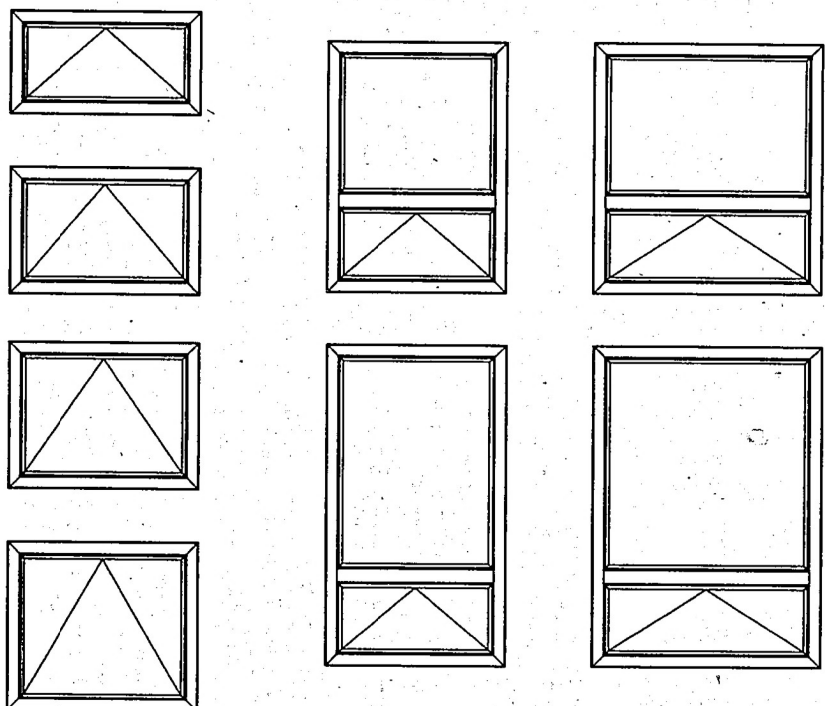


**C**onsider the unique combination of an awning window design with the benefits of vinyl. BetterBilt versatile awning windows can be stacked vertically or combined horizontally as preferred. A BetterBilt awning window is a great ventilator. Install an awning below a towering picture window and take in the view with a breath of fresh air. Build them in rows to open up a confined area. Or simply let us build you a

large operating awning that acts as a beautiful picture window as well as a ventilating unit. Awnings built in vinyl offer the versatile answer to residential design.

### Awning Specifications Chart

Several sizes, window combinations and liting patterns available, please consult specifications manual or price book. Operating single units to picture window/awning combinations exist, in our product offering.





**B**etterBilt's full line of geometric window combinations add a special flair to any room of the house.

You can accentuate a fireplace with quarter rounds, highlight a cathedral ceiling with a half round, or brighten a two story entryway with an octagon window. BetterBilt's wood grain laminate boasts the look of natural wood without the worry of upkeep and maintenance. A multitude of combinations awaits your new home design. Sliders, single hungs, case-ments and picture window units are all interchangeable to meet any custom style you require.

## FEATURES

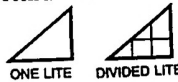
All of BetterBilt's Homemaker II Vinyl Windows match the architectural specialty shapes listed below. Many other shapes and liting arrangements are available.

### ARCHITECTURAL WINDOW CONFIGURATIONS

#### EYEBROW



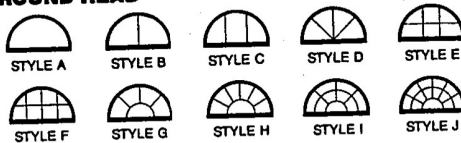
#### TRIANGLE



#### TRAPEZOID



#### ROUND HEAD



#### ROUND



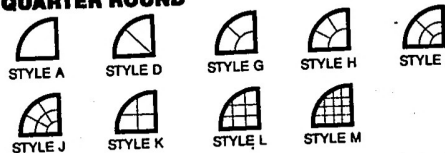
#### HEXAGON



#### OCTAGON

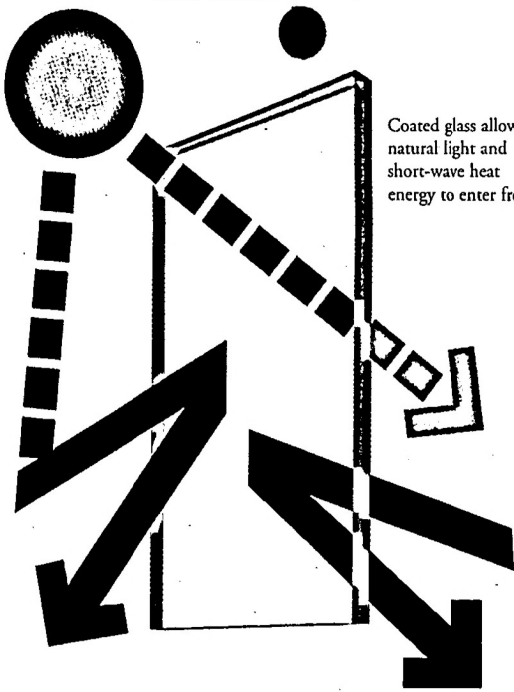


#### QUARTER ROUND



#### CATHEDRAL WINDOW





Coated glass allows natural light and short-wave heat energy to enter freely.

In the summer, long-wave heat energy radiating from objects is reflected, lowering cooling costs.

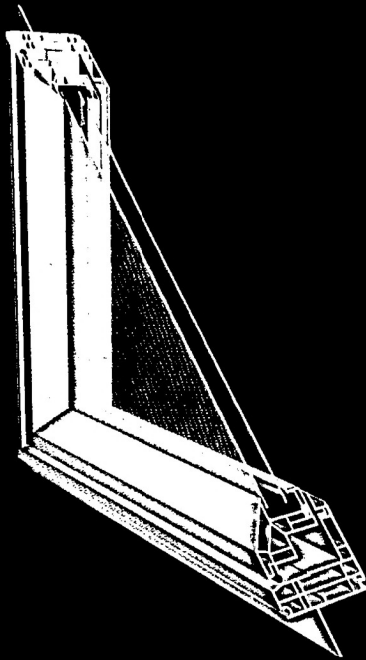
In the winter, internal long-wave heat energy is reflected, lowering heating costs.

# MONITOR

STEM

## Low-E Argon glass...the clear leader in comfort.

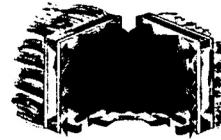
Used in BetterBilt's insulating windows, optional Heat Monitor glass achieves a remarkable thermal performance. While the microscopic metal-oxide coating is virtually invisible to the naked eye, it acts as an effective filter, allowing light to penetrate but blocking long-wave radiant heat – so the warmth stays inside in winter and outside in summer.



## LOW-E Energy Saving Glass

BetterBilt double-glazed, single Low-E glass complete with Argon gas-filled air space offers:

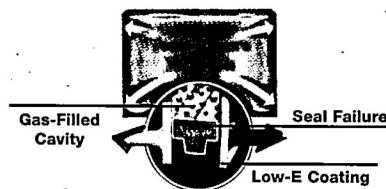
- Insulating value similar to that of triple glazing without the added weight incurred by triple glazing.
- Virtually clear Heat Monitor coating reduces summer heat, maximizes light transmission.
- Maximizes solar gain in cold weather.
- Allows only 51% of the solar heat.



Conventional Aluminum Spacer

Swiggle Seal™ Spacer

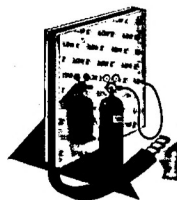
Recent independent laboratory tests\* have proven that conventional insulating glass units made with aluminum spacers transfer four times as much heat to the outside glass than do the same designs made with Swiggle Seal™. Indeed thermal conductivity measurements comparing aluminum, glass and Swiggle Seal™ show that Swiggle Seal™ conducts heat at a rate over 1,600 times lower than aluminum.



Gas-Filled Cavity

Seal Failure

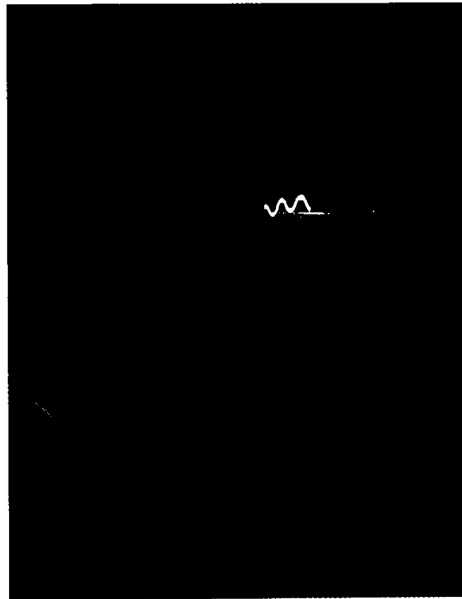
Low-E Coating



truly high performance windows choose BetterBilt with Swiggle Seal™.

Conventional insulating glass units made with Low-E glass and argon gas-fill can build up significant amounts of stress as heat is lost through the edge. This stress is caused by differences in the thermal expansion from the warmer center of the glass to the cooler outside edge. The result can often be premature seal failure. For

\* Test conducted by the Advanced Glazing System Laboratory, Dept. of Mechanical Engineering, University of Waterloo, Toronto, Ontario, Canada.



# Swiggle Seal™ Insulating Glass System

**S**wiggle Seal™ keeps interior glass temperature closer to inside room temperature thereby reducing the amount of harmful condensation which can form on glass panes. The revolutionary design produces insulated windows which greatly reduce the amount of heat transferred through the glass. Also, Swiggle Seal™ is more resistant to premature seal failure than conventional spacers.



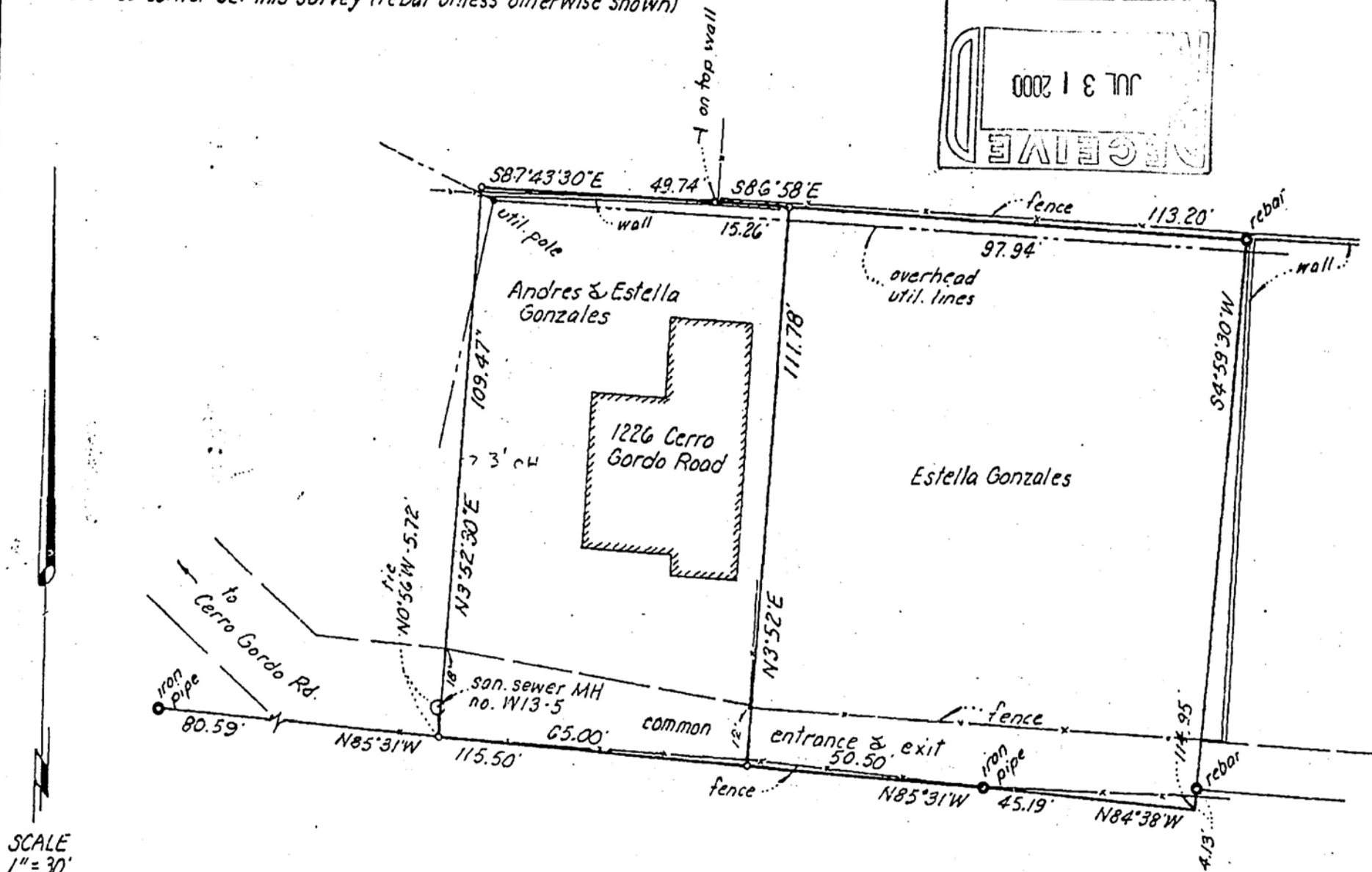
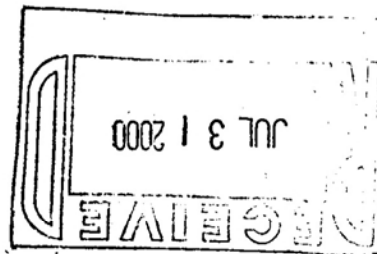


**For more information, call 1-800-251-1870**

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**BB458  
Rev. 3/96**

- ⊙ indicates corner found in place
- ⦿ indicates corner set this survey (rebar unless otherwise shown)



I HEREBY CERTIFY that this plat is an accurate delineation of field surveys completed under my direction on 25 June 1982.

HAYDEN SURVEYS

*Guy D. Hayden*

GUY D. HAYDEN  
NMLS No 4070

LANDS SURVEYED FOR  
ANDRES & ESTELLA GONZALES  
WARD NO. FOUR  
SANTA FE N.M.