



Architects + Planners, LLC
P.O. Box 1183
Santa Fe, NM 87504 USA
505.986.8625 or 505.988.5013
505.780.2775 Cell

June 10, 2026

Ms. Lani McCulley
Historic Preservation Planner
P.O. Box 909
Santa Fe, N.M. 87504

RE: Remodel and Additions to a Residence at
1295 Cerro Gordo, Santa Fe, NM

Dear Lani,

Please find the documents for a Historic Submittal to cover the Demolition, Remodel, Additions and a Garage Office to the residence at 1295 Cerro Gordo, owned by Anne Pfauth and Thomas Eric Sikes.

The Site is Located in the Downtown and Eastside Historic District and the Status has been determined to be Contributing. The existing residence is a pre 1930's vintage Pueblo Style single story residence. It was owned by the Armijo family since approximately 1917 and continued to be held by the heirs until purchased by the current owners in January of 2026.

The Board has assigned a Status of Contributing with the South and East Facades as being primary. This is based in part by John Murphy's Historic Cultural Properties Inventory (HCPI). A subsequent assessment of the Windows on the primary facades has been provided by Lightfoot Design and Construction with findings that the windows should be replaced.

The original home is of adobe construction and is approximately 14 feet high and about 1049 sq.ft. of roofed area. It has undergone remodels and additions to the exterior and interior since the original construction.

The owners would like to do a **complete remodel, upgrade and additions to the north and west of the primary residence about 910 sq.ft. of additional heated area. A separate 2 car garage of 702 sq.ft and office of 419 sq.ft.** are proposed further back on the lot at approximately 5 ft below the existing and neighboring south, east and north properties.

The exterior form as seen from the street would remain intact with a few changes to the fenestration and an addition to the rear of the primary façade, close to a

historic garage and storage building which were removed post 1978. The maximum height would remain about the same at 14 feet and the heated area would increase 929 sq.ft. at the rear northside along with 461 sq.ft. of new portals. The existing windows are of a more recent installation would be replaced based on recommendations of **Lightfoot Design**. The existing wood slat fence would be replaced with a coyote style fence in line with the corner of the main house.

The owners would like to return the **floor level** to a earlier level which is evidenced by interior plaster and filled in door way at the central south triple window (see attached pictures). The former level was approximately 12" below the current entry level. The exterior ground level would also drop behind the retaining wall by approximately 12". This would remove several irregular steps and allow a safer head clearance which at the moment is a maximum of 68" at the primary entry arch and a standard height front door of 80" would also be permitted.

The owner's also request to remove approximately **12 feet** of the **rock retaining** wall to provide access from the street to the front of the house. The current access crosses the neighbors property which is not a legal access. Additional grading and a smaller east side rock retaining wall would also be constructed to make the access and parking more manageable. An addition to the neighbors portion of the wall which is currently open would then be made to block access across their property. This is currently the only vehicular access to the main entry of the house.

The owner's would also like to see the new insulation and stucco to remain as the same color Cementitious El Rey Stucco Desert Rose or Kokanee, light earth toned. There is also a desire to have the exposed, lintels and canales stained to a Sherwin Williams, Hawthorne SW3518 or Chestnut SW3524 exterior stain color. The Window trim would remain as is, a light blue.

A **new detached Garage** is proposed at the rear of the property , it would be 702 sq.ft. with an office of 419 sq.ft above the main floor. Additional portals would be at the ground entry level and the upper south level of the office. The new building will be the same Pueblo Styling as the main house. The color palette would be similar as the main house using Cementitious El Rey Stucco Desert Rose or Kokanee and the exposed wood vigas and post with SW Hawthorne or Chesnutt.

Sample stucco color chart is included.

The **following exceptions are being requested**. City provide criteria in Brown with responses in black.

A - Removal of Historic Materials of a retaining wall at the Street Frontage.

1. **It does not damage the character of the district** in that it is part of the wall will be supplemented with similar materials adjoining the area of removal.
2. **Are required to prevent a hardship to the applicant or an injury to public welfare**. The removal of this section of wall and the irregular dangerous

stairs would allow vehicular access to the front of the property which is currently not accessible as the driveway crosses the neighbor's property and remove an access hazard. The illegal access across the neighbor's property would be closed with a similar rock wall setting in stone the property line. The new access would allow for personal and emergency access to the property.

3. **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.** There are no other design options for access to the front of the property from the street. This would ensure that vehicles could drive to the front street entry of the property which is a health and safety issue.

B - Allow for the increase in existing primary building area to increase more than 50 percent.

1. **It does not damage the character of the district.** The existing area of the house is 1100 sq.ft. which is relatively small by modern standards. The additions in area are primarily for a kitchen and a master bedroom with several portals for weather protection. This would add 951 sq.ft. of heated area and about 418 sq.ft. of portal. The additions are 10 feet behind the primary facades and also behind fences. The increase in area approximately matches the street frontage of the neighboring buildings hence should not damage the character of the district.
2. **Are required to prevent a hardship to the applicant or an injury to public welfare.** These area increases are for simple kitchen and bedroom spaces and without either of these additions the owners would suffer a hardship of habitability. The contributing facades are not affected by the additions as they are more than 10 setback from these facades with only a one foot height increase.
3. **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 additions to the home would provide for more visual variety in the district due to increase in variation of massing. This also provides livable spaces which are more in line with present day standards of spatial needs found in the homes found of this neighborhood.

C - Increase the allowed height from 15 ft. 3 inches by 5 feet to 20 ft 3 inches Height, Pitch, Scale, Massing, and Floor Step backs Exception Criteria

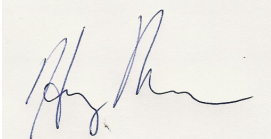
1. **Do not damage the character of the streetscape.**
The proposed garage and office are approximately 20 feet above the existing ground level. However, the main house and the adjoining neighboring properties along the south, east and north sides are approximately 5 to 7 feet above the grade of the proposed garage. Hence the office would be in line with the adjoining building profiles as seen from 20-30 above Cerro Gordo road. The garage would not be visible from

Cerro Gordo at ground level. The design also provided for stepped massing and portals to soften the profile of the structure.

2. Prevent a hardship to the applicant or an injury to the public welfare.
Requiring the design to be on one level would be an injury to public welfare in that it would increase the amount of imperviable surface to the property and decreasing the open space and area for vegetation. An issue of urban comfort, environment and visual well-being.
3. 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 recessed nature of the site is unique and will not visually impact the street scape or the neighboring property. The neighboring properties will still exceed the height of the proposed garage and office.
4. 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 special conditions are the location and hidden nature of the proposed structure. The elevation is lower than the adjoining properties by 5 feet or more and the agricultural history of the property would be more fully maintained.
5. Are due to special conditions and circumstances which are not a result of the actions of the applicant.
The special conditions go back to original use and ownership. The property was leveled for agricultural use with retaining walls of 5 to 7 feet are still intact along the interior of the property. The current owners have only recently gained possession of the property hence have had no control over the current conditions.
6. Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)
The least negative impact is stated above in relation to maintaining as much green open space as possible on a historically agricultural tract. This also will lessen run-off and potential for flooding. Because of the recessed elevation there should be a minimal impact on the adjoining properties and the street scape.

We look forward to your questions and comments, feel free to call.

Respectfully submitted,



Harvey N. Monroe, Jr, AIA



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Photo Addendum South-Street View



Original Door on left, Head to sill Height 8'-2" Measured from interior
Exterior view of Window to grade 6'-8" lower grade 12"+-



Open wall and lower grade for Access to Property, Neighbor's Wall, Add new
rock wall to restrict access from neighbors property

 [Distributor Locator](#)
[Medallion Applicator Locator](#)

Color Charts

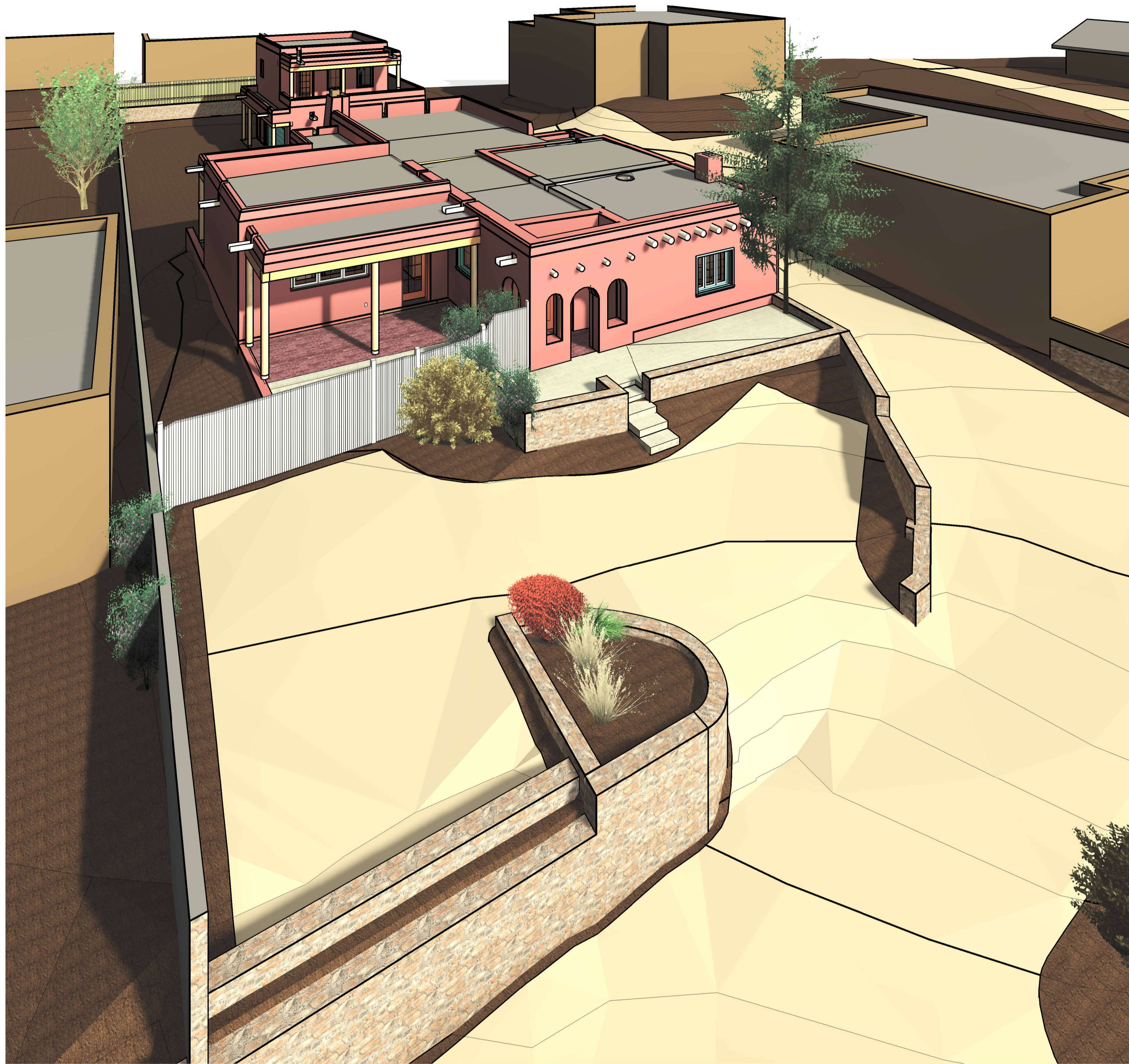
- + Specifications
- + Details
- + Warranty
- + Tech Support
- + Literature
- + Color Charts
- + Textures
- + **Green/LEED**

*COLOR SELECTED TO MATCH EXISTING COLOR

Premium Stucco Finish Colors

				
Cameo 102 (67)	Colonial White 100 (76)	Madera 212 (24)	Candlelight 90 (75)	Hacienda 127 (52)
				
Cream 128 (70)	Ivory 129 (70)	La Morena 197 (19)	Soapstone 30 (66)	Fawn 117 (45)
				
Palomino 119 (55)	Navajo White 101 (71)	Sandalwood 121 (56)	Straw 122 (42)	Buckskin 106 (35)
				
Kokanee 108 (54)	Sand 103 (52)	Denim 107 (44)	Sahara 135 (35)	Adobe 116 (24)
				
Suede 118 (38)	Bamboo 105 (47)	Ash 110 (64)	Soft Rose 80 (60)	Cottonwood 115 (32)
				
Desert Rose 114 (39)	Pueblo 130 (53)	La Luz 125 (20)	Coral 124 (35)	Dove Gray 113 (50)

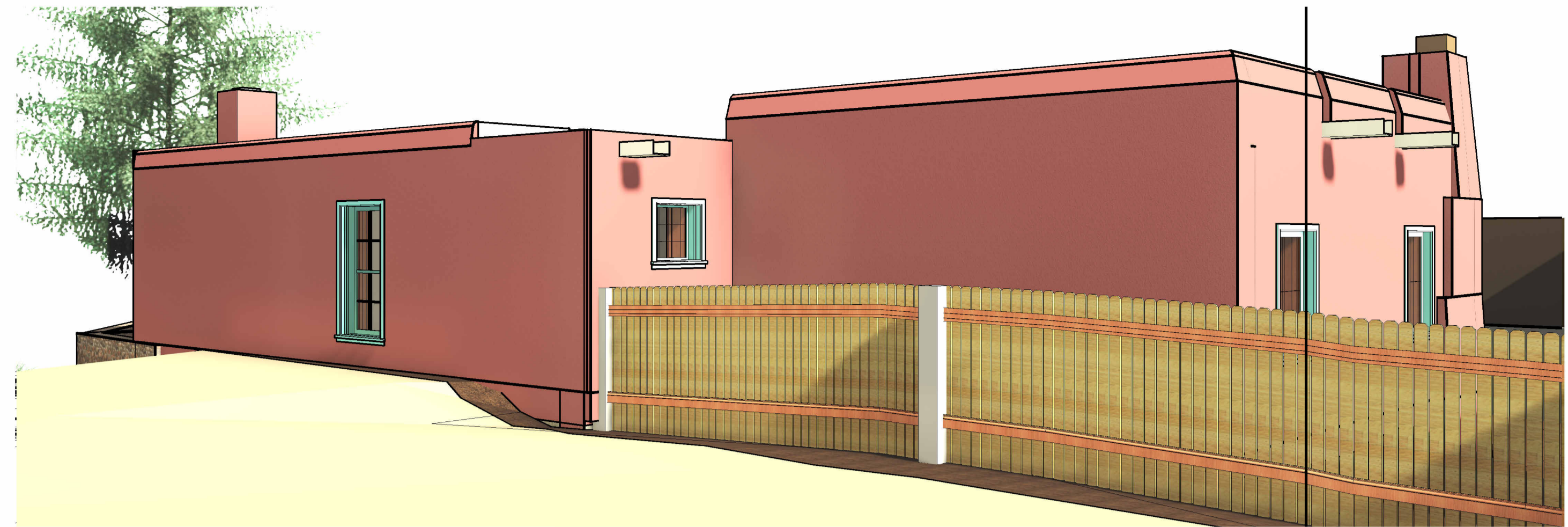
Stucco is the best value and the most efficient wall finish available. It is a tried and true finish with a proven long-term and well documented history. Providing a variety of textures, beauty, durability, and fire-resistance properties, portland cement stucco is the obvious choice for your home.



4 3D View 12



2 3D View 3



3 3D View 4



5 3D View 13



1 3D View 6

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PROJECT:
Anne Pfauth T.Eric Sikes
Addition
 1295 Cerro Gordo, Santa Fe, NM

SHEET TITLE:
3D Views

Blane R. Stengle
 CDR
 C 512 456-5487
 EM blane@fiquisdevelopment.com
 WEB fiquisdevelopment.com

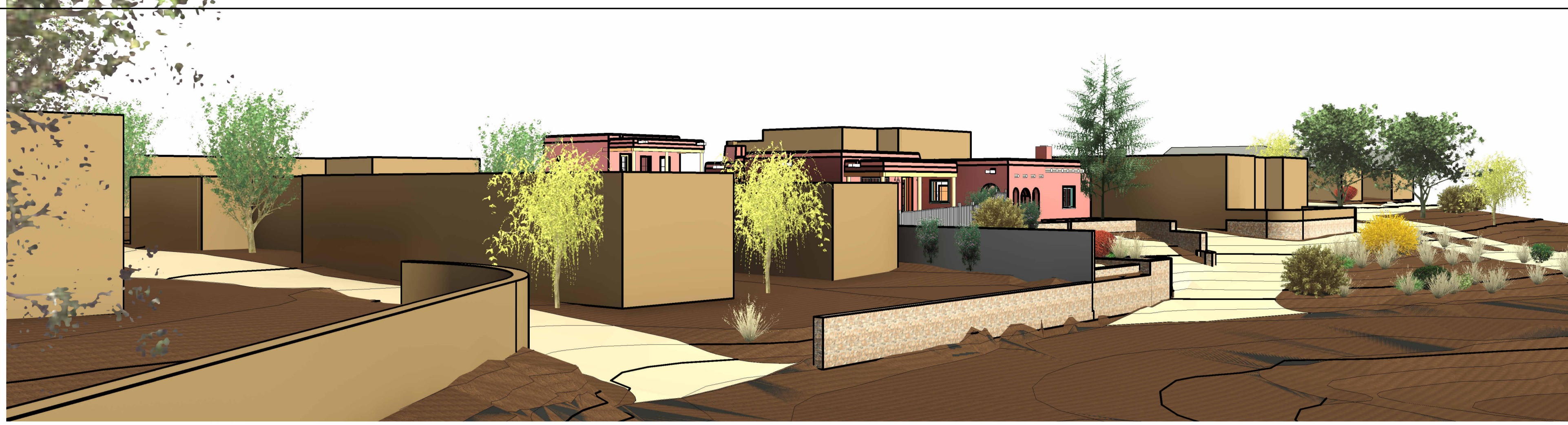


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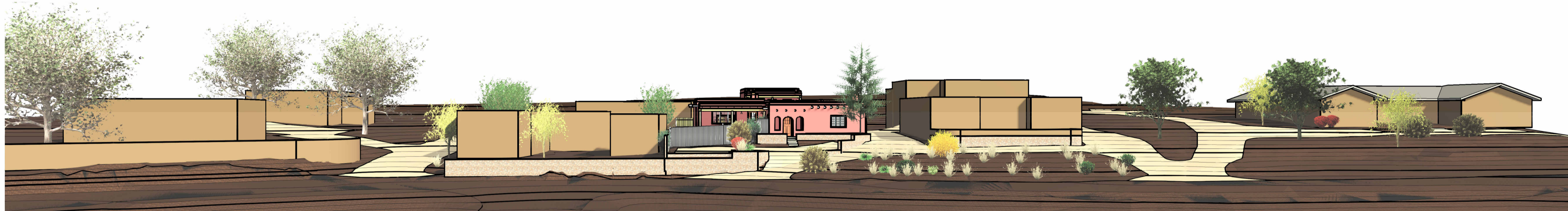
3D1



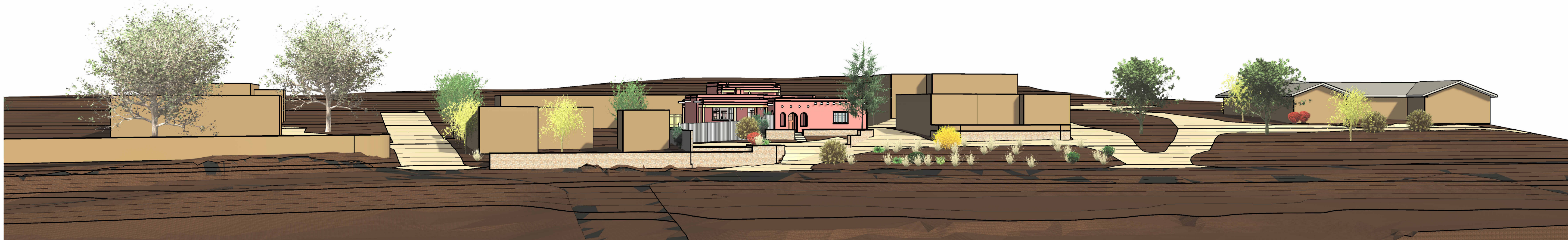
1 3D View 7



2 3D View 8



3 3D View 9



4 3D View 10



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PROJECT:
Anne Pfauth T.Eric Sikes Addition

ADDRESS:
1295 Cerro Gordo, Santa Fe, NM

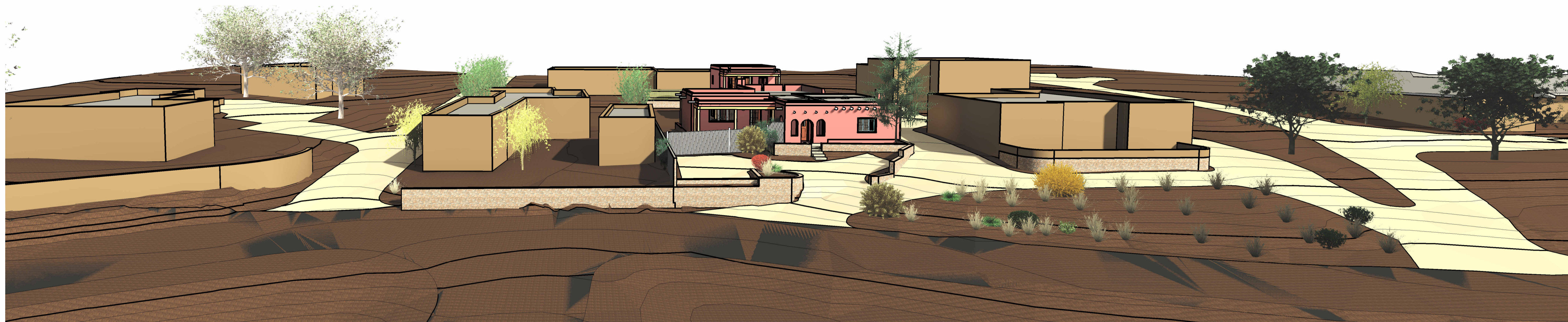
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3d view

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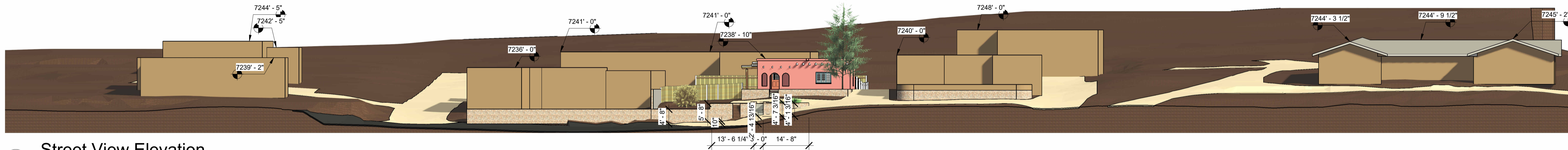
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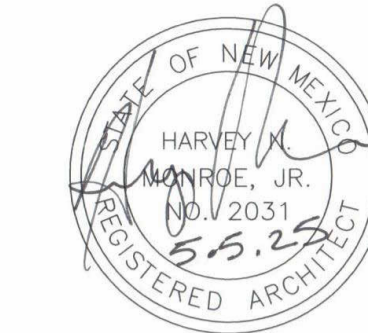
3D2



1 3D View 11



2 Street View Elevation
1/16" = 1'-0"



Issue Date

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PROJECT:
Anne Pfauth T.Eric Sikes Addition

ADDRESS:
1295 Cerro Gordo, Santa Fe, NM

SHEET TITLE:
3D view

DATE
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SCALE
1/16" = 1'-0"
DRAWN BY:
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Revision date:

3D3

Codes and Zoning

LEGAL DESCRIPTION
 1295 CERRO GORDO ROAD, SANTA FE, NM 87501
 SANTA FE COUNTY,
 ZONING: SANTA FE COUNTY R-3
 LOT: 60 TRACT 1 & 2
 SECTION:
 TOWNSHIP:
 RANGE:

APPLICABLE CODES
 NEW MEXICO BUILDING CODE 2021
 NM EXISTING BUILDING CODE 2023
 NM MECHANICAL CODE 2023
 NM PLUMBING CODE 2023
 NM ENERGY CONSERVATION CODE 2021
 NM ELECTRIC CODE 2017 INTERNATIONAL FIRE PROTECTION CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE ICC/ANSI A117.1-

ZONING SANTA FE COUNTY R-3
 AREA OF EXISTING ROOF - 1049 SQ.FT.
 ROOFED AREA
 AREA OF NEW ADDITION - 2153 SQ.FT.
 ROOFED AREA
 TOTAL ROOF= 3236 SQ.FT.

LOT AREA - 9,226 SQ.FT.

PROPOSED COVERAGE - .35 % COVERAGE

FRONT YARD SETBACK N/A (COUNTY SETBACK)
 SIDE YARD 5 FT SETBACK
 REAR YARD 20 FT SETBACK
 ONE DWELLING PER ACRE

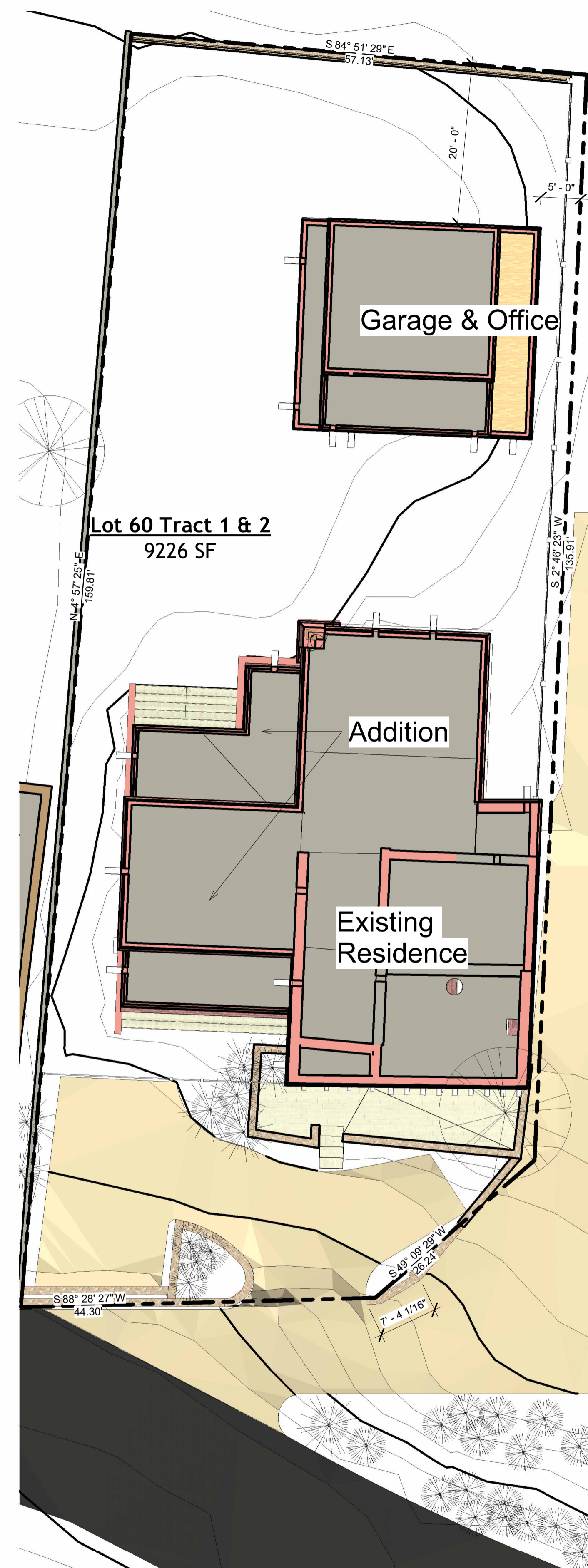
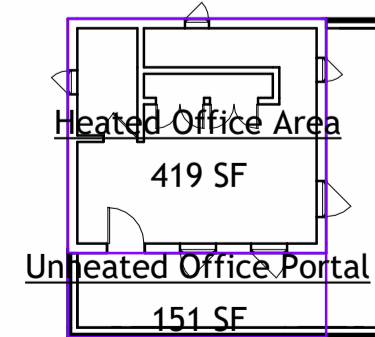
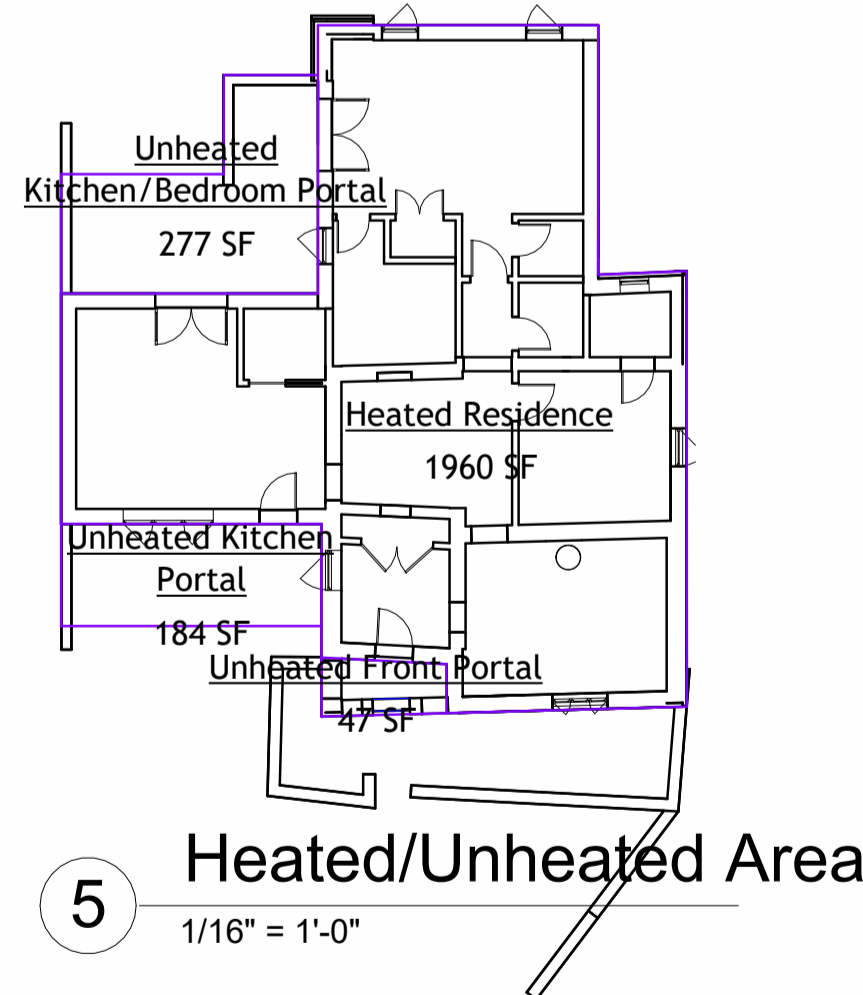
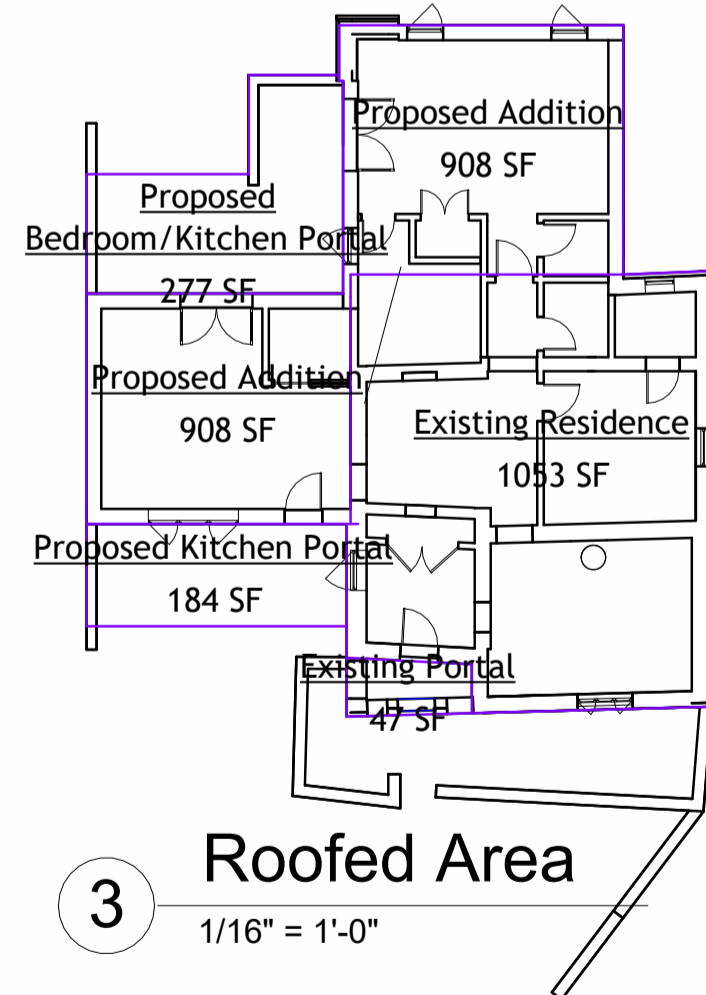
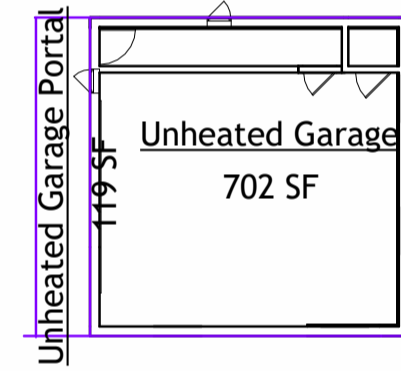
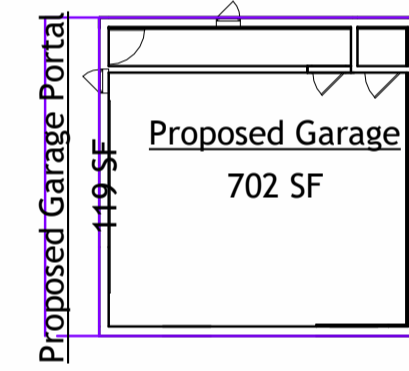
DIMENSION REGARDING MAX. HEIGHT 24' (COUNTY SETBACK)
 PARKING REQUIRED - 2 SPACES PER RESIDENCE
 PARKING SPACE DIMENSIONS 18'-6" X 8'-6"

Area Schedule Roofed Area	
Name	Area
Existing Portal	47 SF
Existing Residence	1053 SF
Proposed Addition	908 SF
Proposed Bedroom/Kitchen Portal	277 SF
Proposed Garage	702 SF
Proposed Garage Portal	119 SF
Proposed Kitchen Portal	184 SF
Grand total: 7	3291 SF

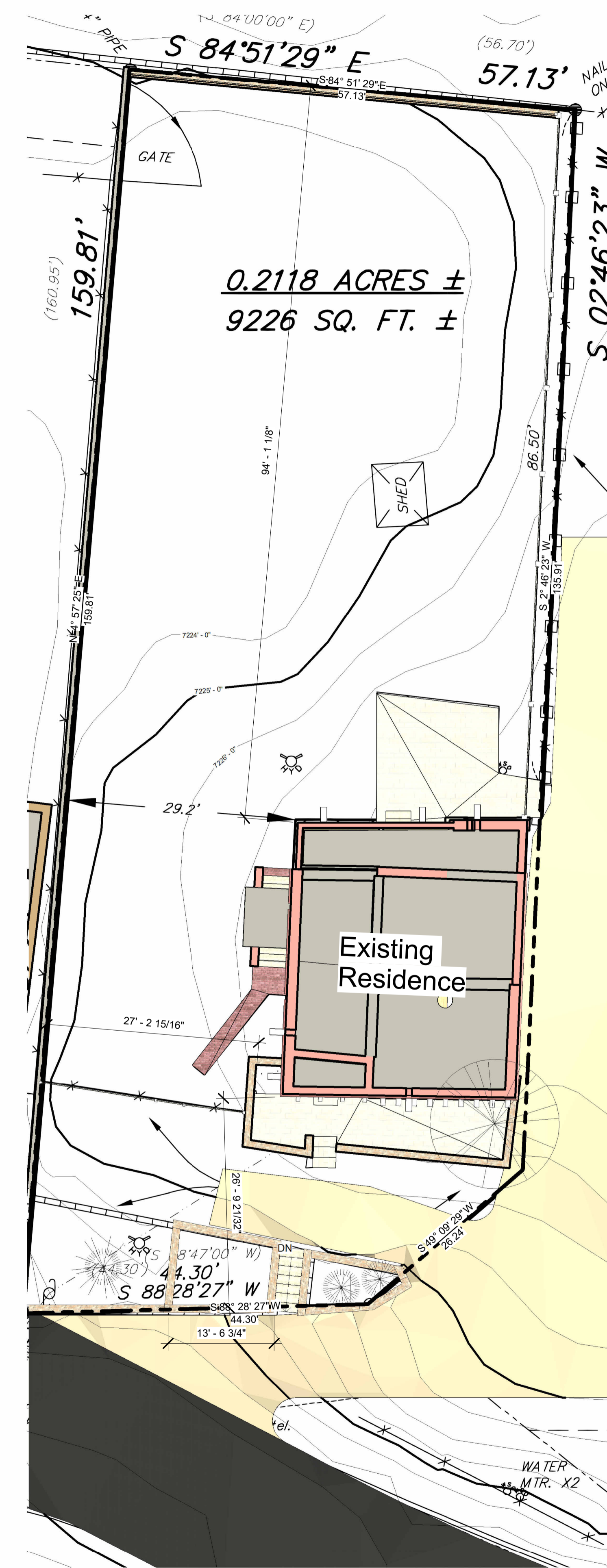
Area Schedule Heated/Unheated	
Name	Area
Heated Office Area	419 SF
Heated Residence	1960 SF
Unheated Front Portal	47 SF
Unheated Garage	702 SF
Unheated Garage Portal	119 SF
Unheated Kitchen Portal	184 SF
Unheated Kitchen/Bedroom Portal	277 SF
Unheated Office Portal	151 SF
Grand total: 8	3859 SF

GRADING DETAILS

ROOF AND PORTAL COLLECTION CALCULATIONS
 NEW BUILDING 1610, PORTALS 580 = 2190 SF X .16 = 350.4 FT³.
 360 FT³ PROVIDED STILLING PONDS.



2 Site Plan Proposed
 1" = 10'-0"



1 Existing Site Plan
 1" = 10'-0"



Issue Date: _____

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PROJECT: **Anne Plauth T.Eric Sikes Addition**
 ADDRESS: **1295 Cerro Gordo, Santa Fe, NM**
 SHEET TITLE: **Site Plan**

DATE
 Issue Date
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 As indicated
 DRAWN BY:
 ANOU
 CHECKED BY:
 HM
 Revisions:
 Revision date:

A0
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PROJECT: **Anne Pfauth T.Eric Sikes Addition**

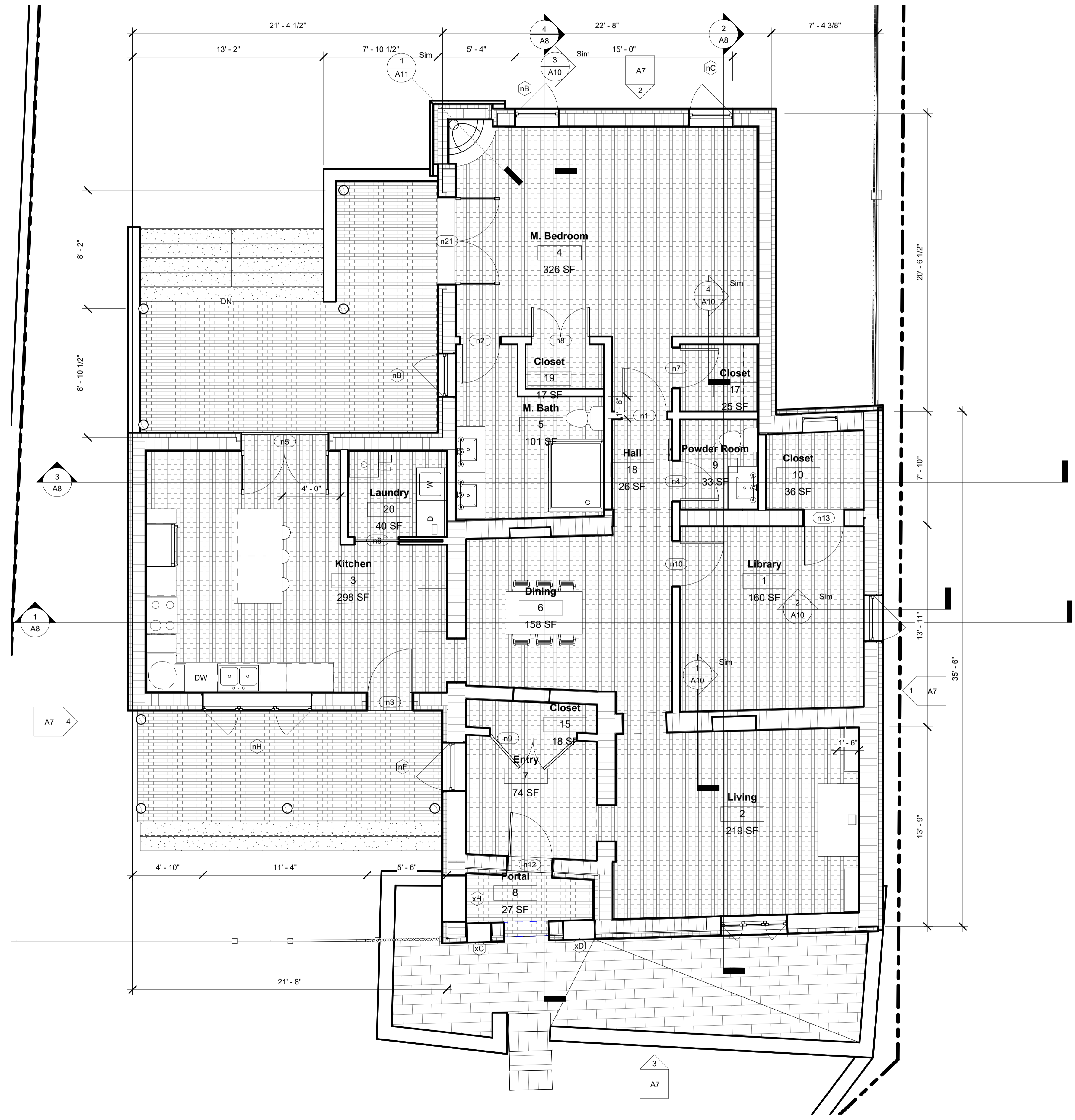
ADDRESS: **1295 Cerro Gordo, Santa Fe, NM**

SHEET TITLE: **Proposed Addition**

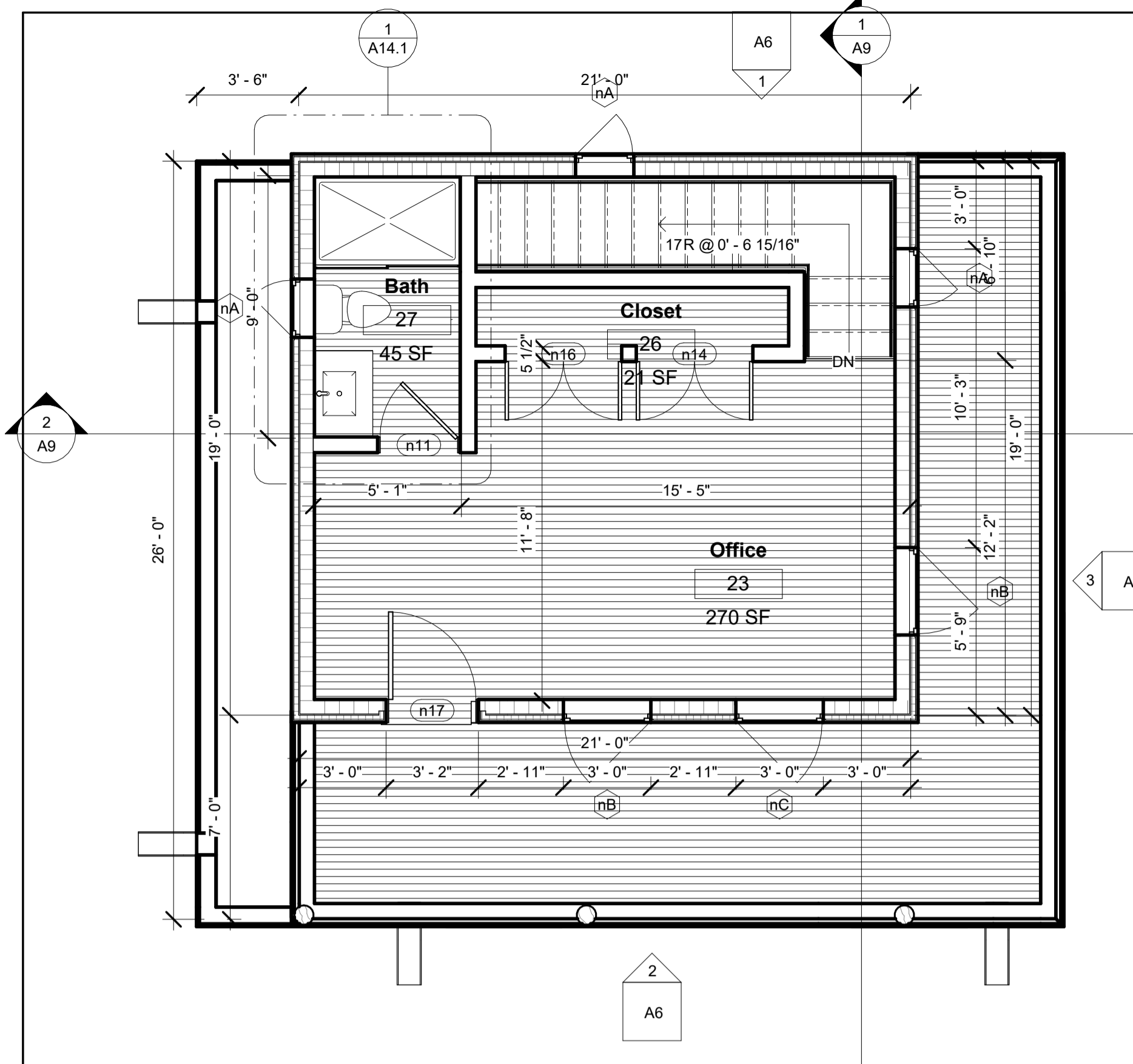
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Revision date:

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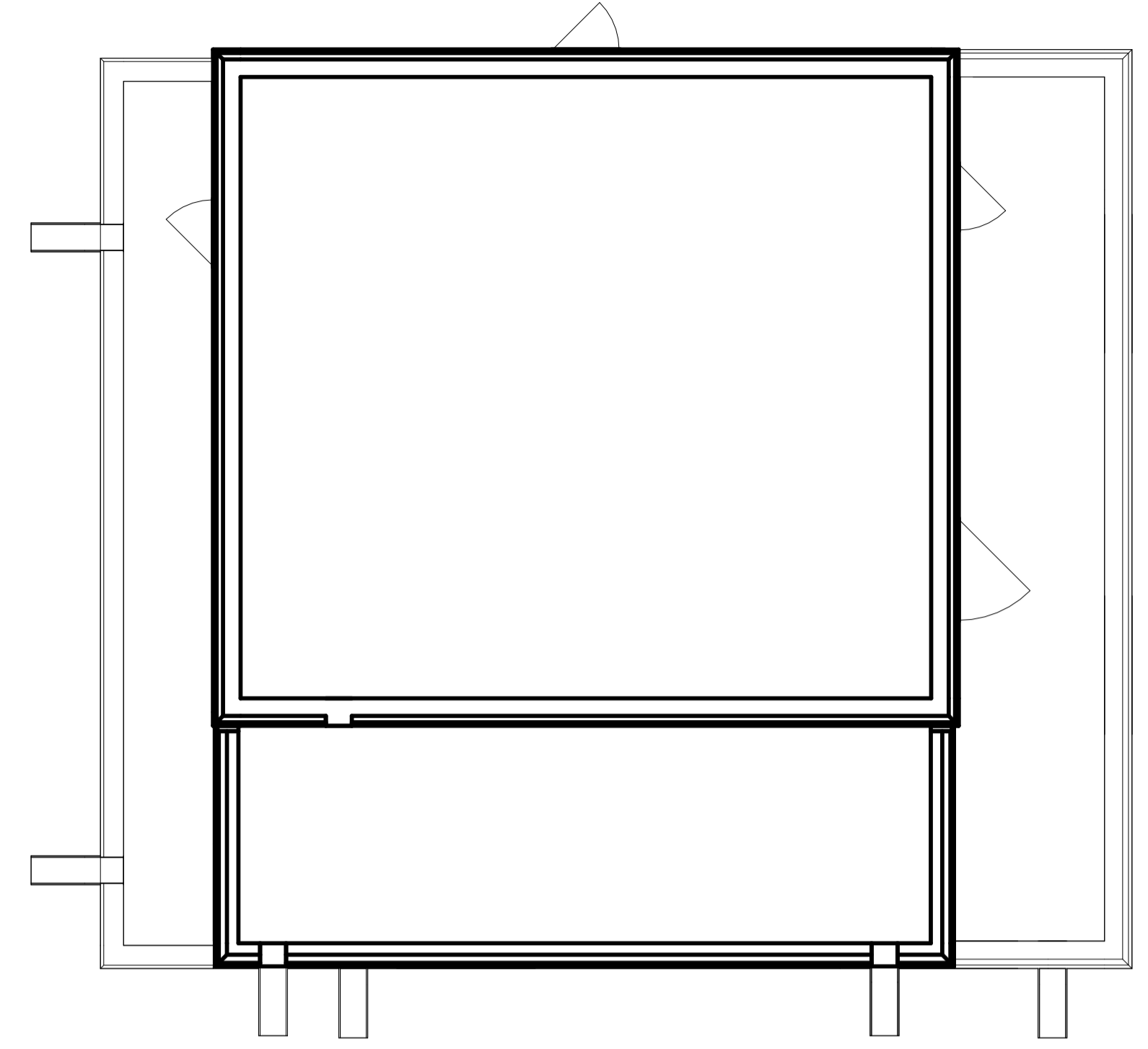
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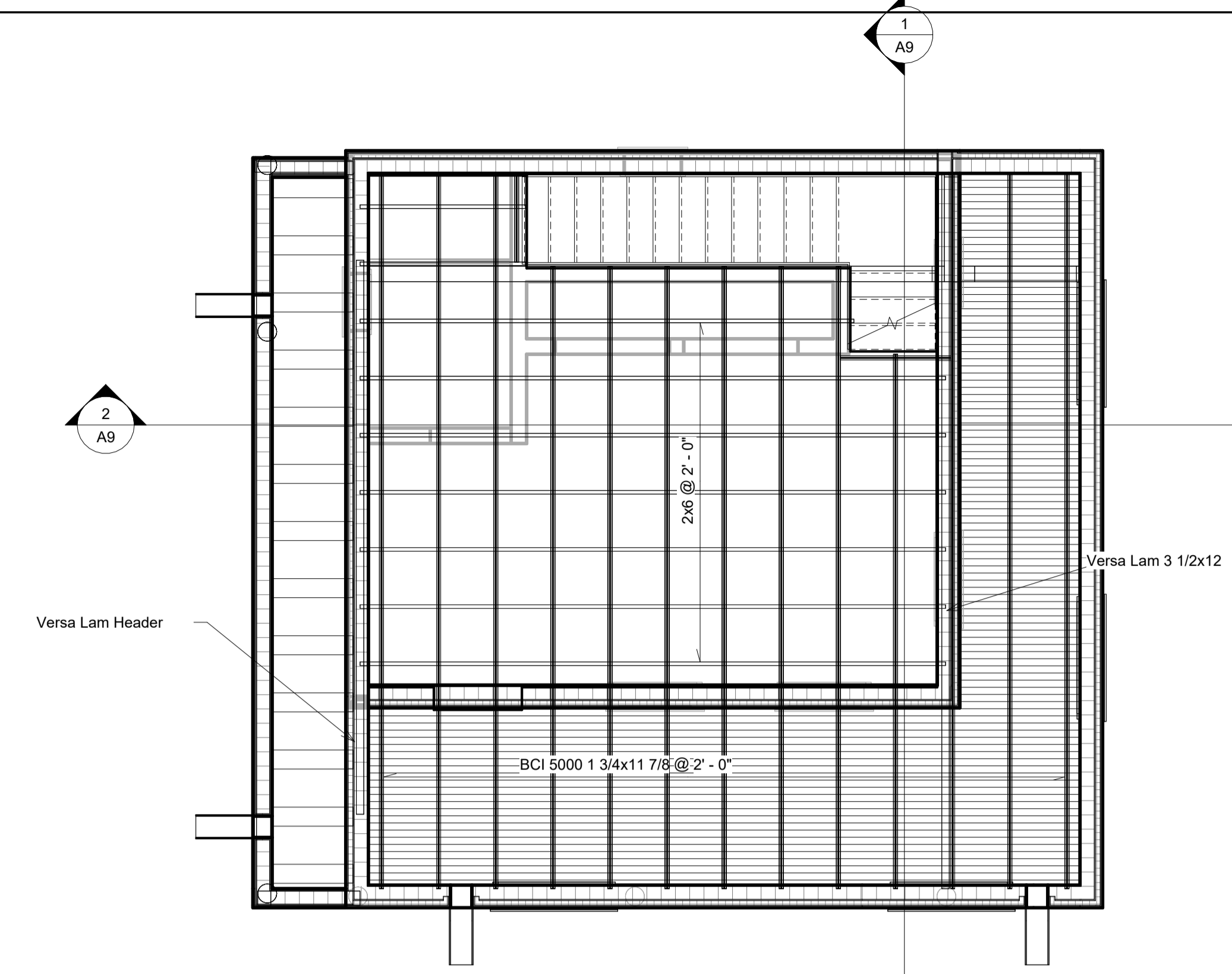
1 Historic Floor Plan
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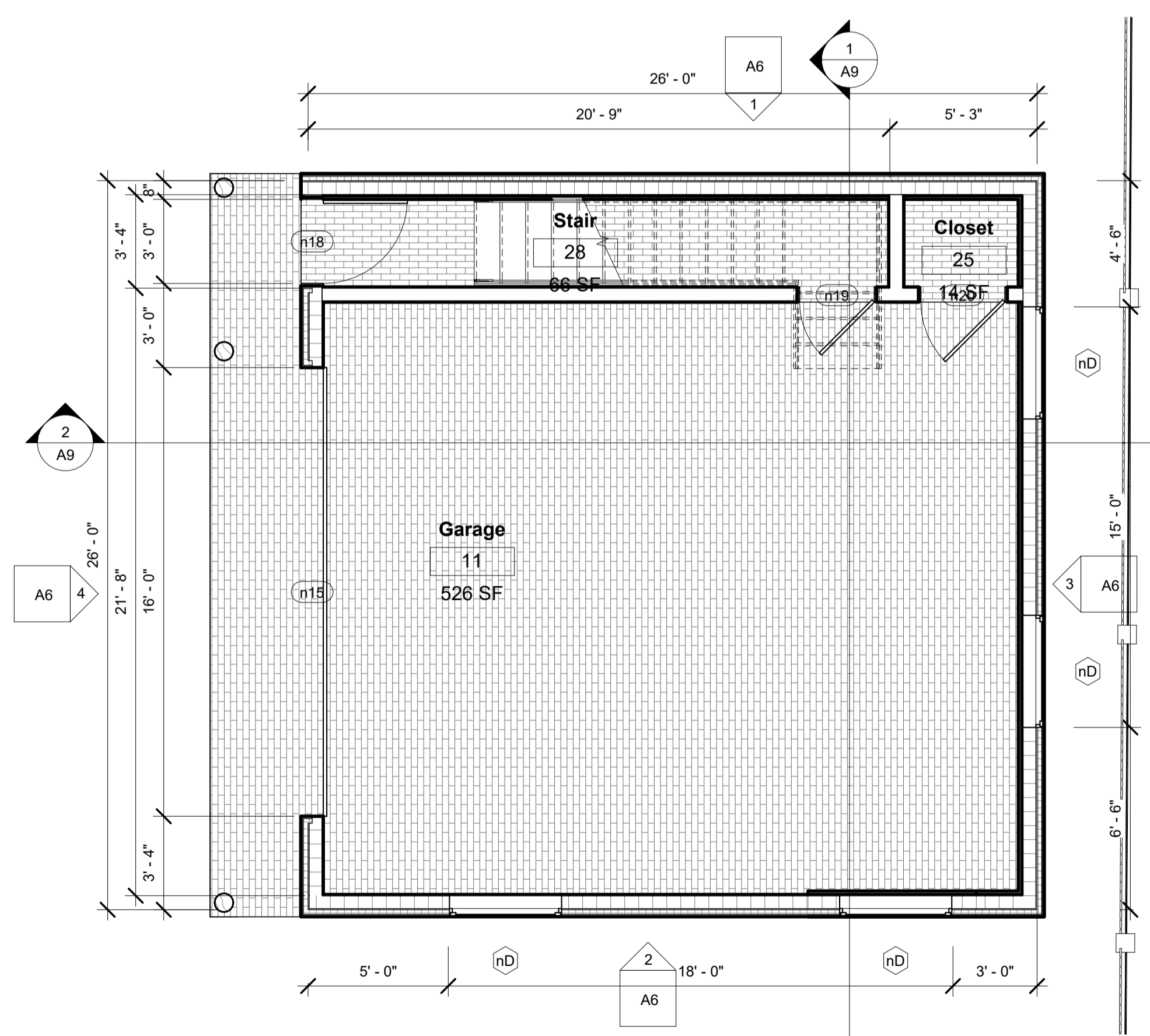
2 New Garage 2nd Floor
1/4" = 1'-0"



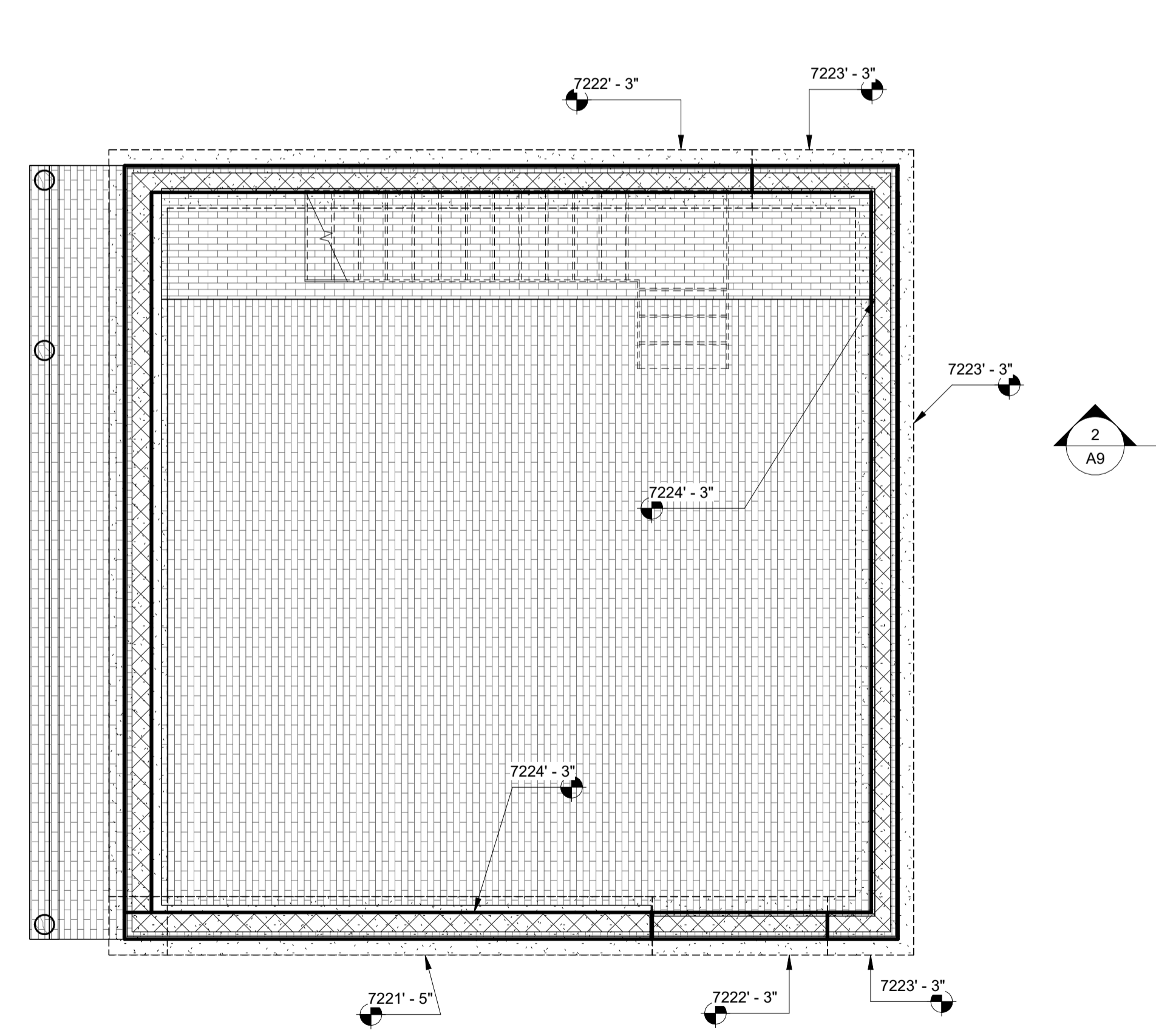
4 Proposed Roof Plan - Garage office
1/4" = 1'-0"



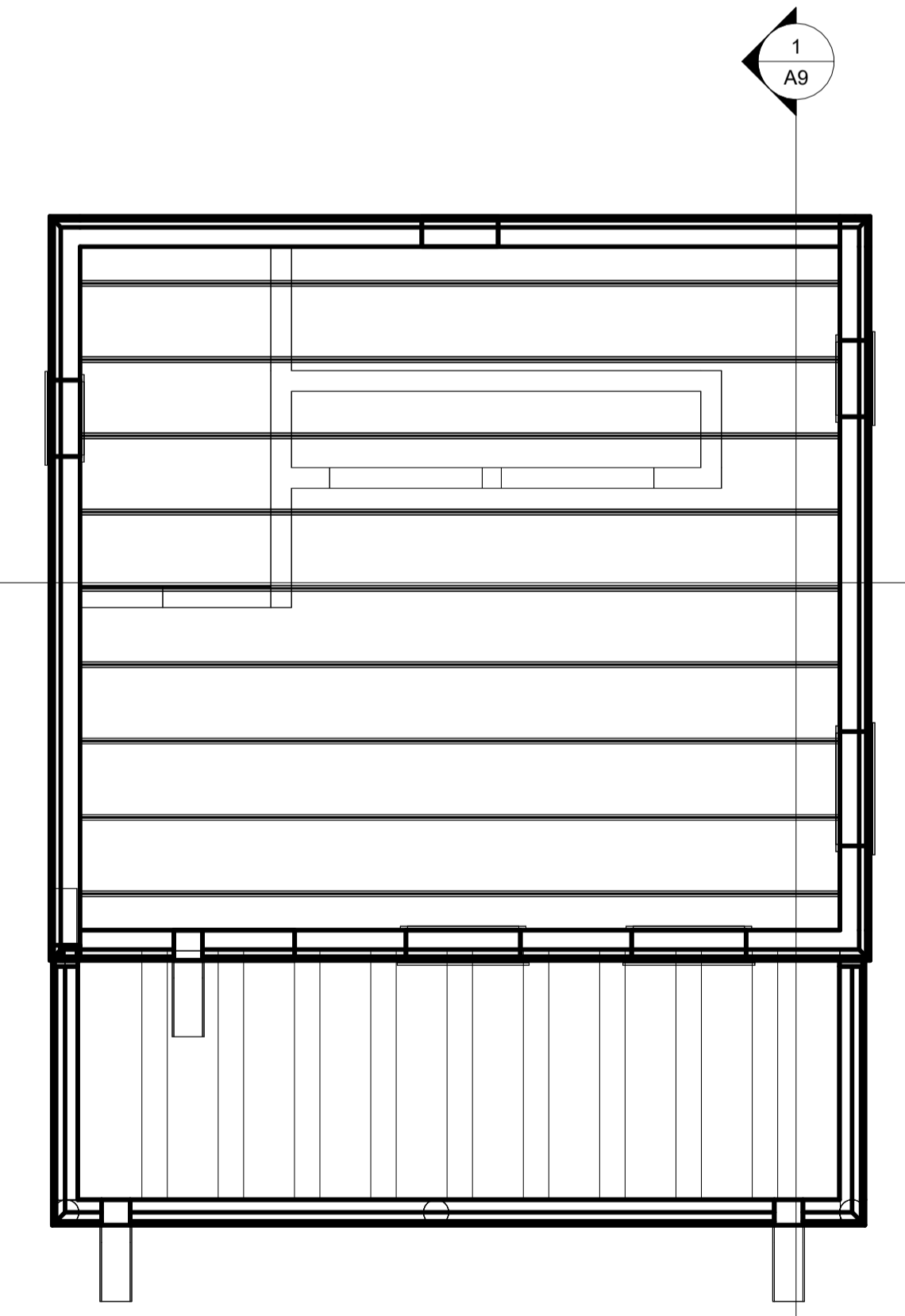
5 Office Floor and Garage Roof Framing
1/4" = 1'-0"



1 New Garage Floor
1/4" = 1'-0"



3 New Garage Foundation
1/4" = 1'-0"



6 Office Roof Framing
1/4" = 1'-0"



Issue Date _____

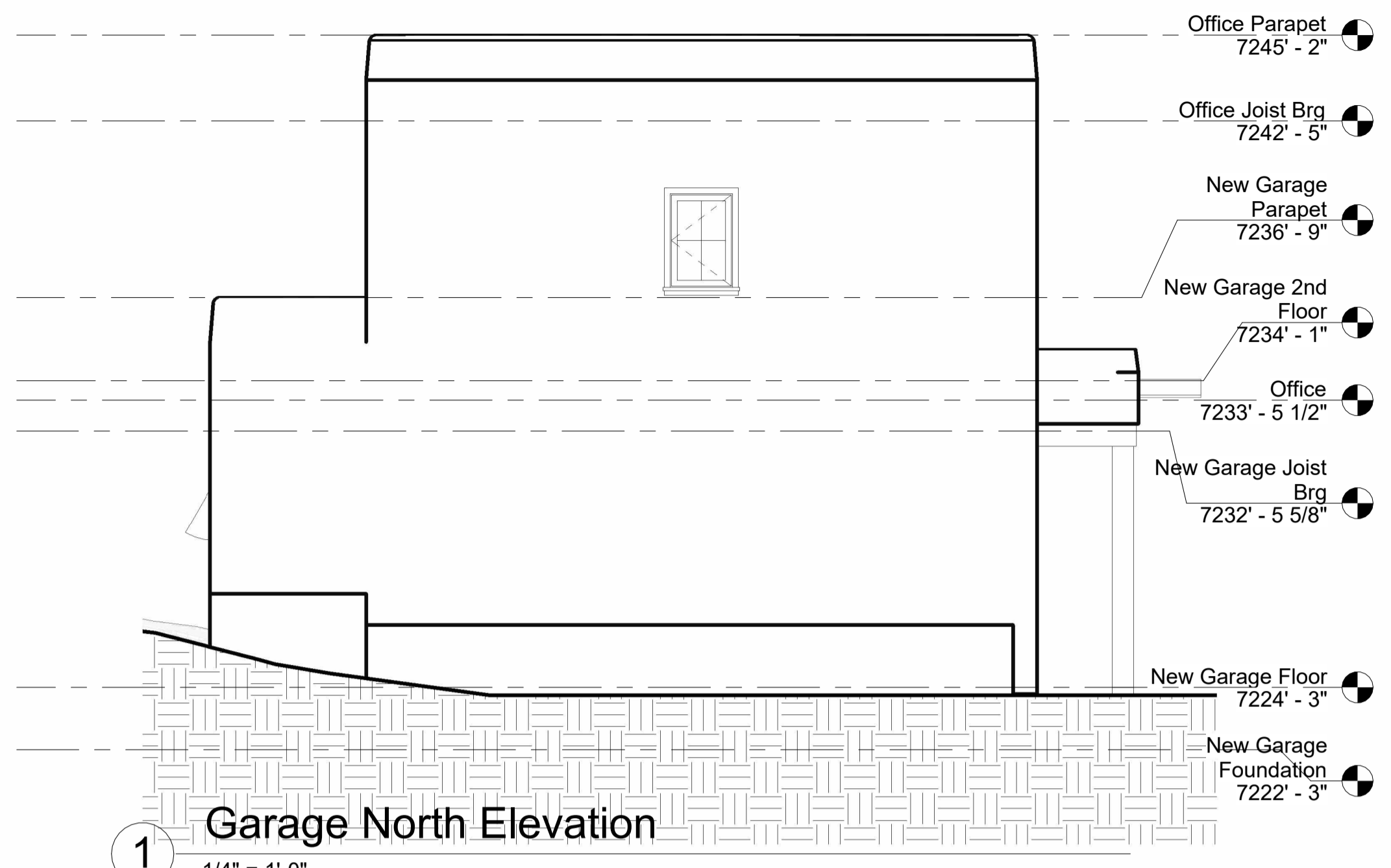
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PROJECT: **Anne Pfauth T.Eric Sikes Addition**
ADDRESS: **1295 Cerro Gordo, Santa Fe, NM**
SHEET TITLE: **Proposed Garage**

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Revisions:
Revision date: _____

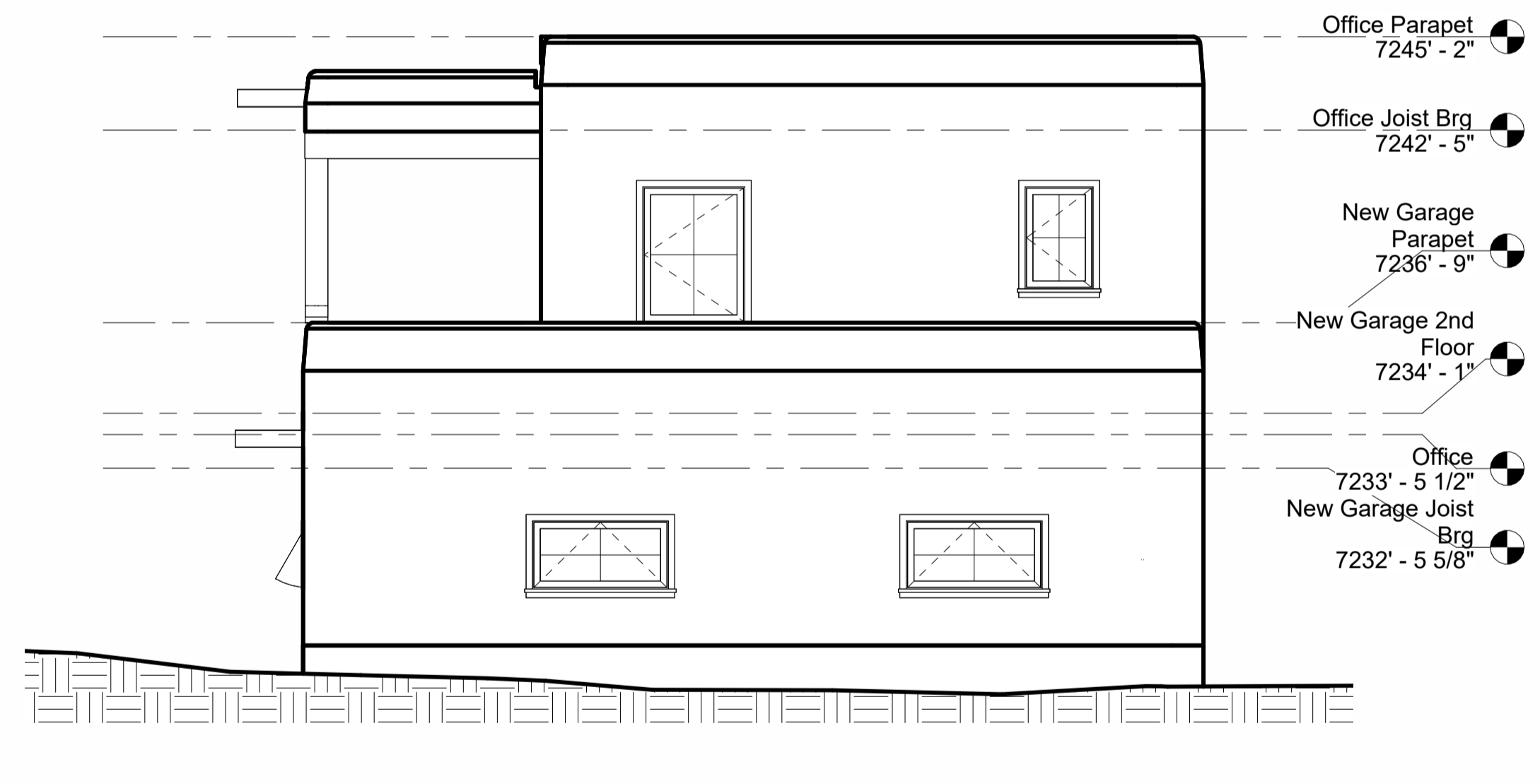
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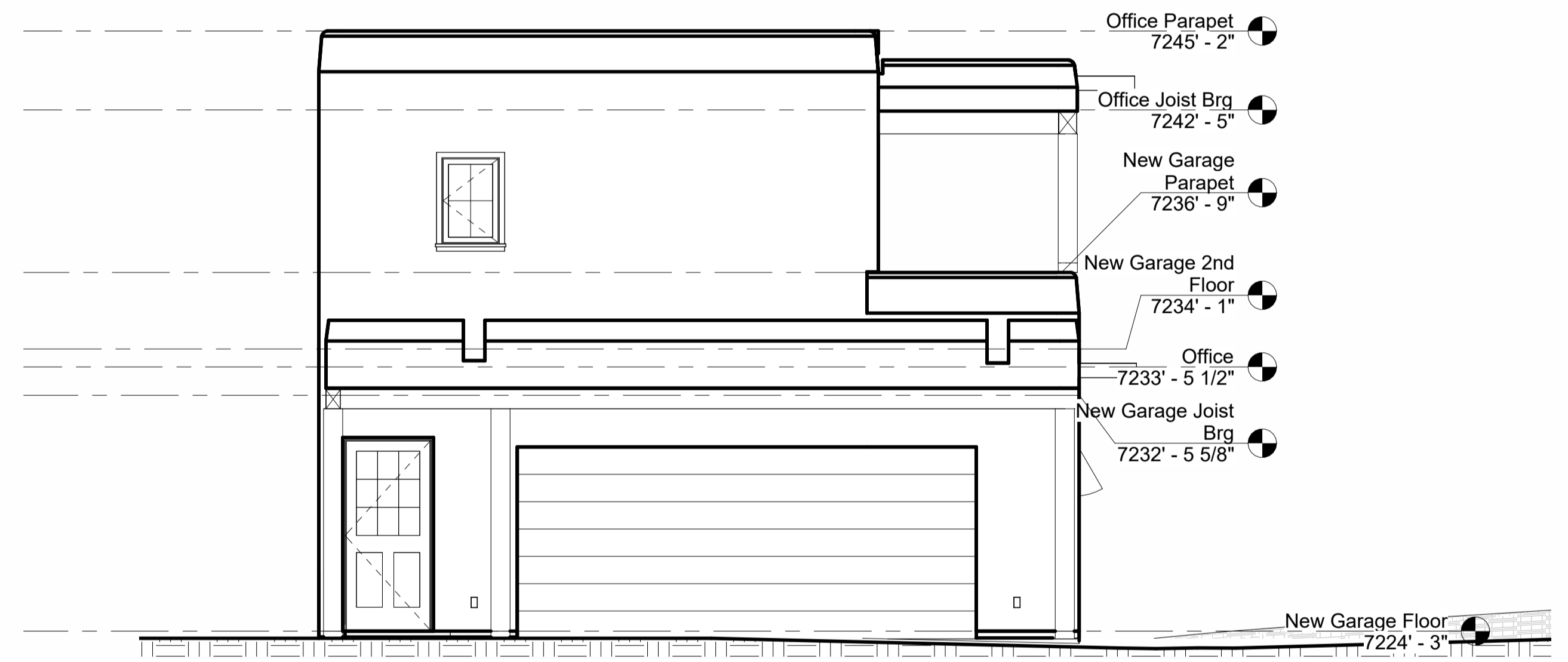
1 Garage North Elevation
1/4" = 1'-0"



2 Garage South Elevation
1/4" = 1'-0"



3 Garage East Elevation
1/4" = 1'-0"



4 Garage West Elevation
1/4" = 1'-0"



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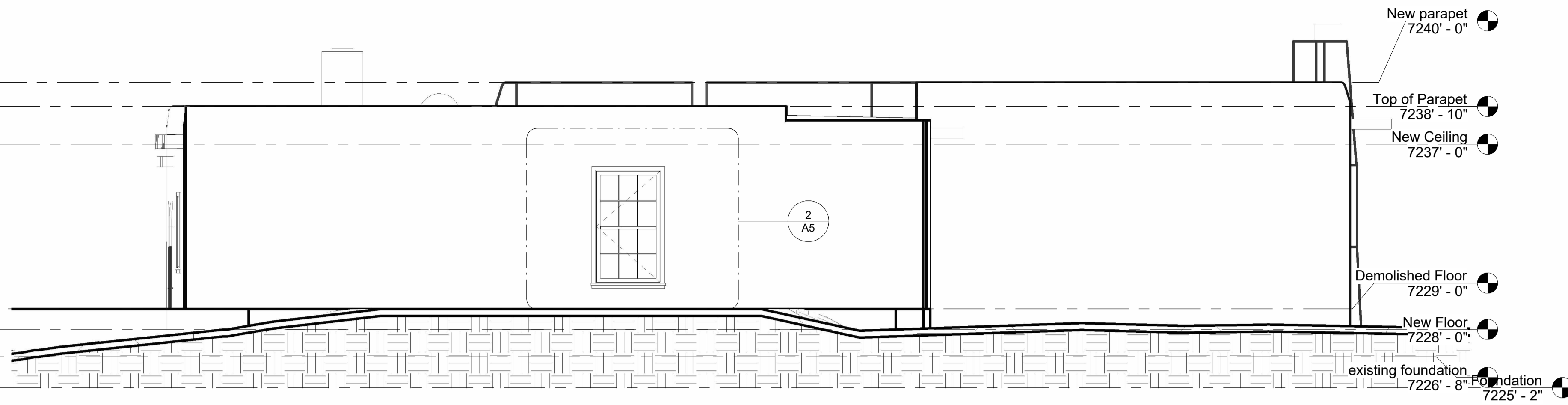
PROJECT: Anne Pfauth T.Eric Sikes Addition

ADDRESS: 1295 Cerro Gordo, Santa Fe, NM

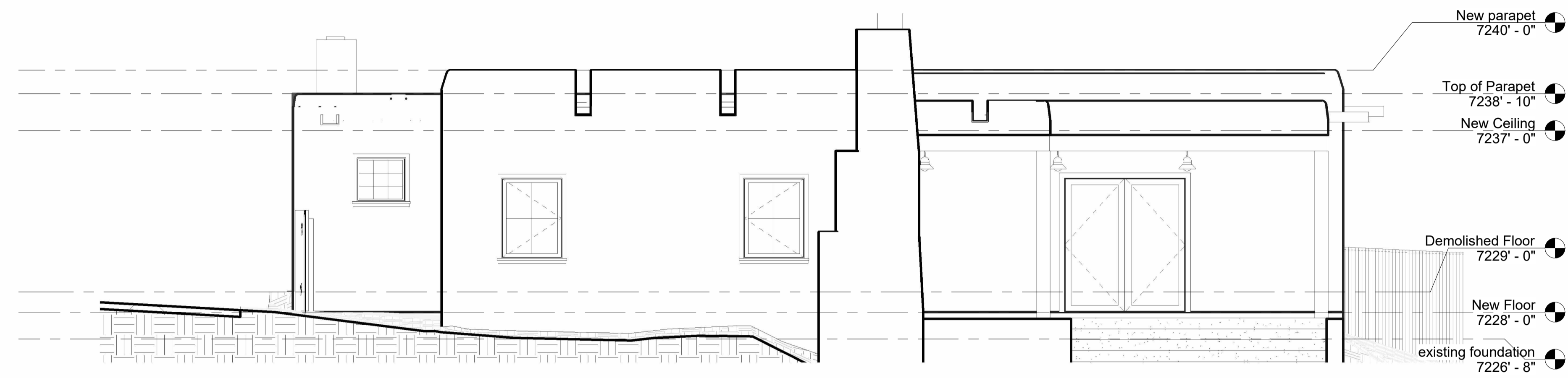
SHEET TITLE: Proposed Garage Elevations

DATE	Issue Date
SCALE	1/4" = 1'-0"
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Revisions:	
Revision date:	

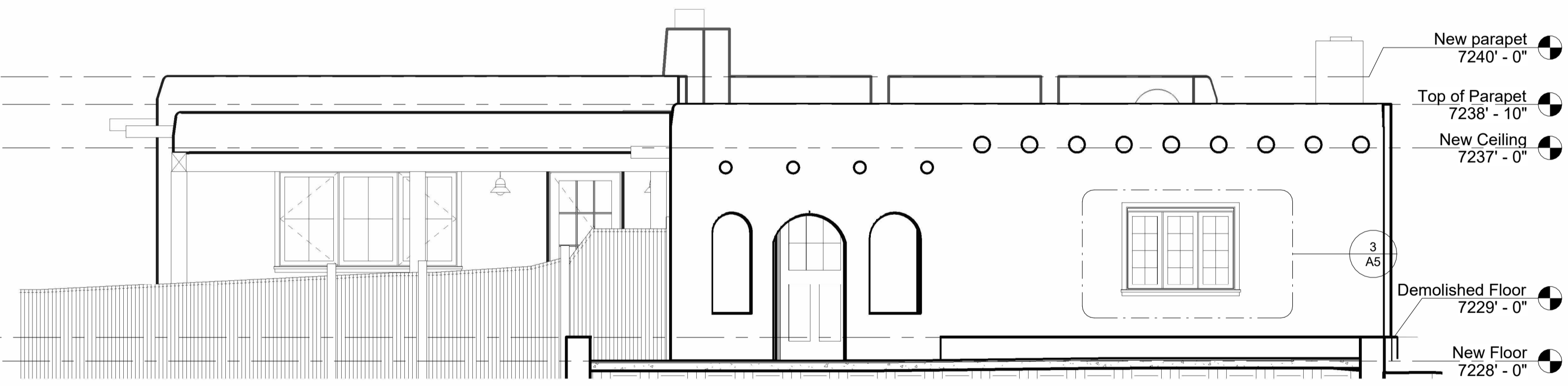
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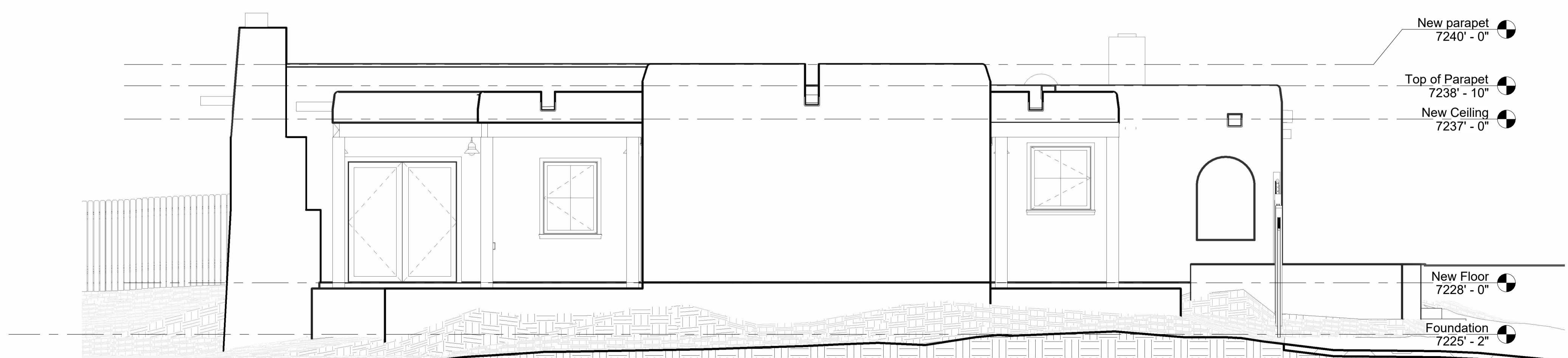
1 Proposed Elevation East
1/4" = 1'-0"



2 Proposed Elevation North
1/4" = 1'-0"



3 Proposed Elevation South
1/4" = 1'-0"



4 Proposed Elevation West
1/4" = 1'-0"



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Proposed Elevations

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