

City of Santa Fe, New Mexico

memo

DATE: 13 February 1996
TO: Historic Design Review Board Members
FROM: Mary Grzeskowiak, Planner III
Heather Pierson, Planner II *HP*

CASE #H-96-24 ADDRESS 1295 Cerro Gordo Road

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
<input 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
	<input checked="" type="checkbox"/> Other <u>Armijo Letters & Color Charts</u>

STAFF RECOMMENDATIONS:

The applicant has provided illustrations for a 115 square-foot addition on the north elevation (rear) of an existing 812 square-foot residence on the subject property. The scope of work includes the addition, rearranging the interior spaces, reopening a historic entry under the portal on the south elevation, closing a non-historic entry in the same area, replacing a window on the east elevation to comply with egress requirements, and closing a door opening on the east elevation. Proposed stucco color will be El Rey *Desert Rose*, trim color is to be *Cool Lagoon*, and clad window color will be *Toffee Crunch*. Replacement and addition windows will be Marvin brand divided-lights. Historic casement windows on the west and south elevations are to be restored. Finally, the shed roof on the closet will be replaced with a flat roof to match the rest of the structure.

Staff acknowledges design standards for the Downtown and Eastside Historic District have been met. Staff also acknowledges the applicant's efforts to comply with preservation standards. The applicant will be restoring historic window units, and Staff commends the applicant's efforts to preserve such historic features (Section 14-70.73E1a 1987 SFCC). The applicant has also provided substantial documentation as to the previous existence of an entryway on the south elevation, therefore, Staff is not concerned with the proposed changes on this elevation (Section 14-

1295 Cerro Gordo Road

H-96-24

Page 2

70.73E1b and 14-70.73E2 1987 SFCC). The addition will be placed to the rear of the historic structure, therefore complying with preservation standards as to the placement of additions (Section 14-70.73B4 1987 SFCC). Staff encourages that the addition's parapet be 6 inches lower than that of the historic structure so the addition can be differentiated from the historic structure. Pending resolution of this concern and determination of the appropriateness of the color scheme proposed, Staff recommends approval.

bsr\hp\9624.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-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)



Santa Fe Neighborhood Housing Services

P.O. Box 8241 1310 Monterey Drive
Santa Fe, New Mexico 87504-8241
505-983-6214

January 23, 1996

Ms. Heather Pierson
Urban Design Review Specialist
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

Re: Addition and remodel of home in Eastside Historic District for Roberta Armijo at 1295 Cerro Gordo.

Dear Ms. Pierson

To the best of the owner's knowledge, the original two rooms (living room and bedroom) were built by her uncle, Librado Ortiz, in the late 1920's. The kitchen, dining room and front porch were added in the early thirties. The closet with the shed roof was built in the early fifties.

We propose the following work:

- 1) A 6'x19' bathroom/laundry addition at the rear of the house and rearrange floor plan.
- 2) Replace south dining room window with a 36" wood and glass door (originally there was a door here that was removed). Remove existing front door (this was a later addition that was installed when the door to the dining room was removed) and fill-in. See attached letters.
- 3) Rebuild west dining room window and living room window.
- 4) Replace bedroom window with Marvin or equal metal clad wood double hung window that meets fire egress standard. Color to be brown.
- 5) Remove existing exterior side door from closet and stucco over.



**Santa Fe
Neighborhood
Housing Services**

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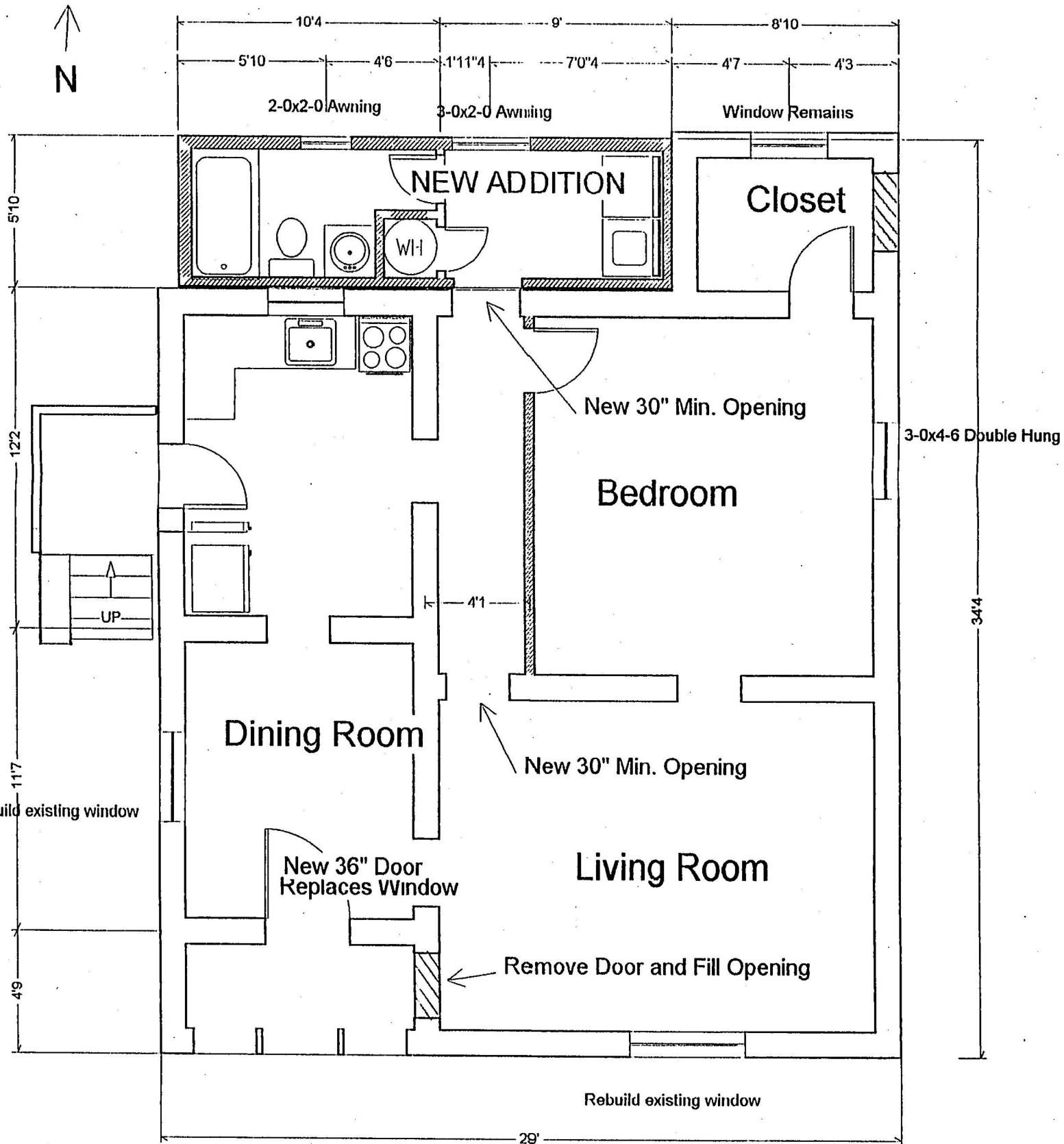
- 6) Remove shed roof section on closet and reroof as flat.
- 7) Restucco entire house in earthtone color (El Rey "Desert Rose").

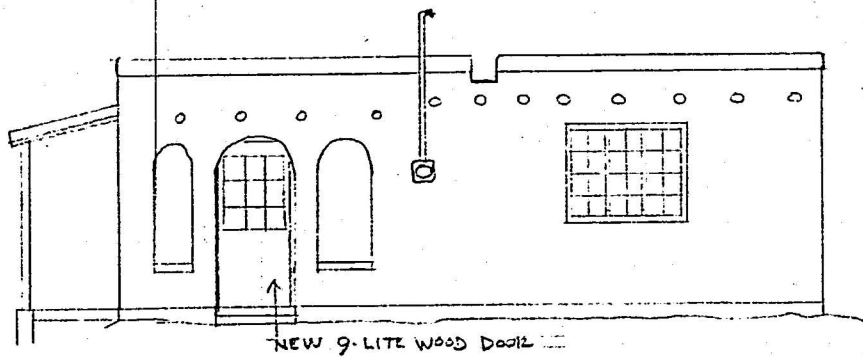
Sincerely,

George Goettel
Project Manager

Addition for Roberta Armijo
1295 Cerro Gordo

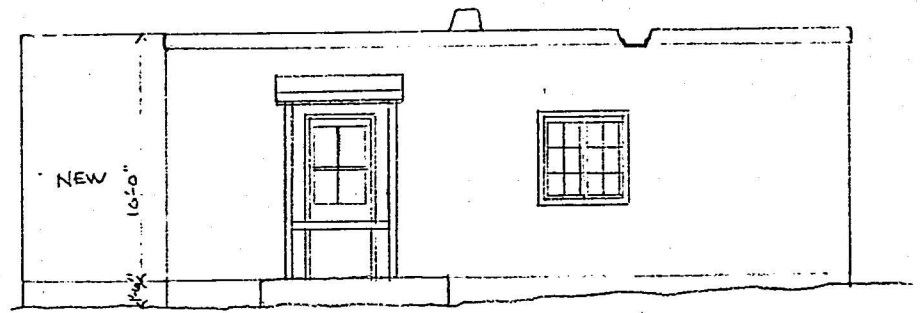
Floor Plan
1/4"=1'-0"
1/22/96



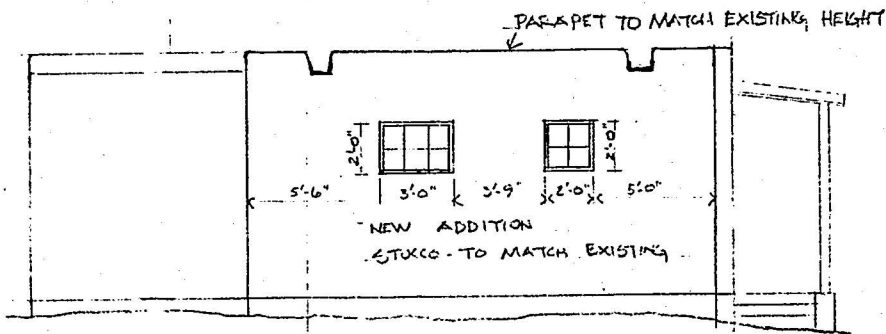


NEW 9-LITE WOOD DOOR

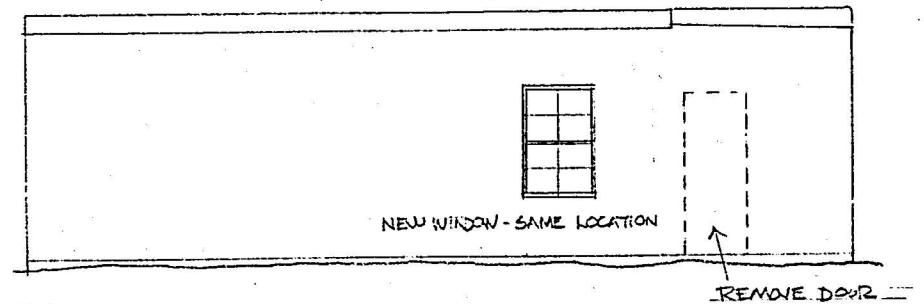
SOUTH 1/4" = 1'-0"
VIEW FROM STREET



WEST



NORTH



EAST

EXISTING ELEVATIONS (Roberta Armijo-1295 Cerro Gordo)



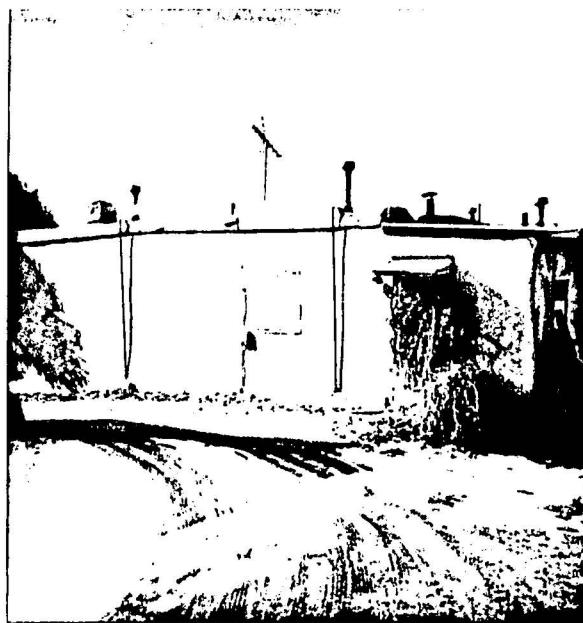
SOUTH ELEVATION



WEST



NORTH



EAST

January 21, 1996

To Whom It May Concern:

The dining room window was originally a doorway. It was later closed off when it became a bedroom for the Ortiz' son, Alfredo. At that time a doorway was opened in the livingroom and a window and shelves were built.

This is true to the best of my knowledge.

Sincerely, Margarita J. Armijo

Margarita J. Armijo
1299 Cerro Gordo
Santa Fe, New Mexico 87501

JANUARY 21, 1996

I, ABUNDIO ARMIJO JR. RECOLLECT THERE BEING A DOOR ON THE SOUTH SIDE OF THE SMALL BEDROOM AT ROBERTAS HOUSE. DURING THE SECOND WORLD WAR MY BROTHER FRANK AND MY SISTER-IN-LAW MOLLY WERE MARRIED AND LIVED WITH MY SISTER PLACIDA UNTIL THEY PURCHASED A HOUSE OF THEIR OWN. THE SMALL BEDROOM WAS USED AS A KITCHEN AND THAT WAS THE ONLY ENTRANCE AND EXIT TO THEIR SMALL APARTMENT. WHAT IS NOW THE LIVINGROOM USED TO BE THEIR BEDROOM.

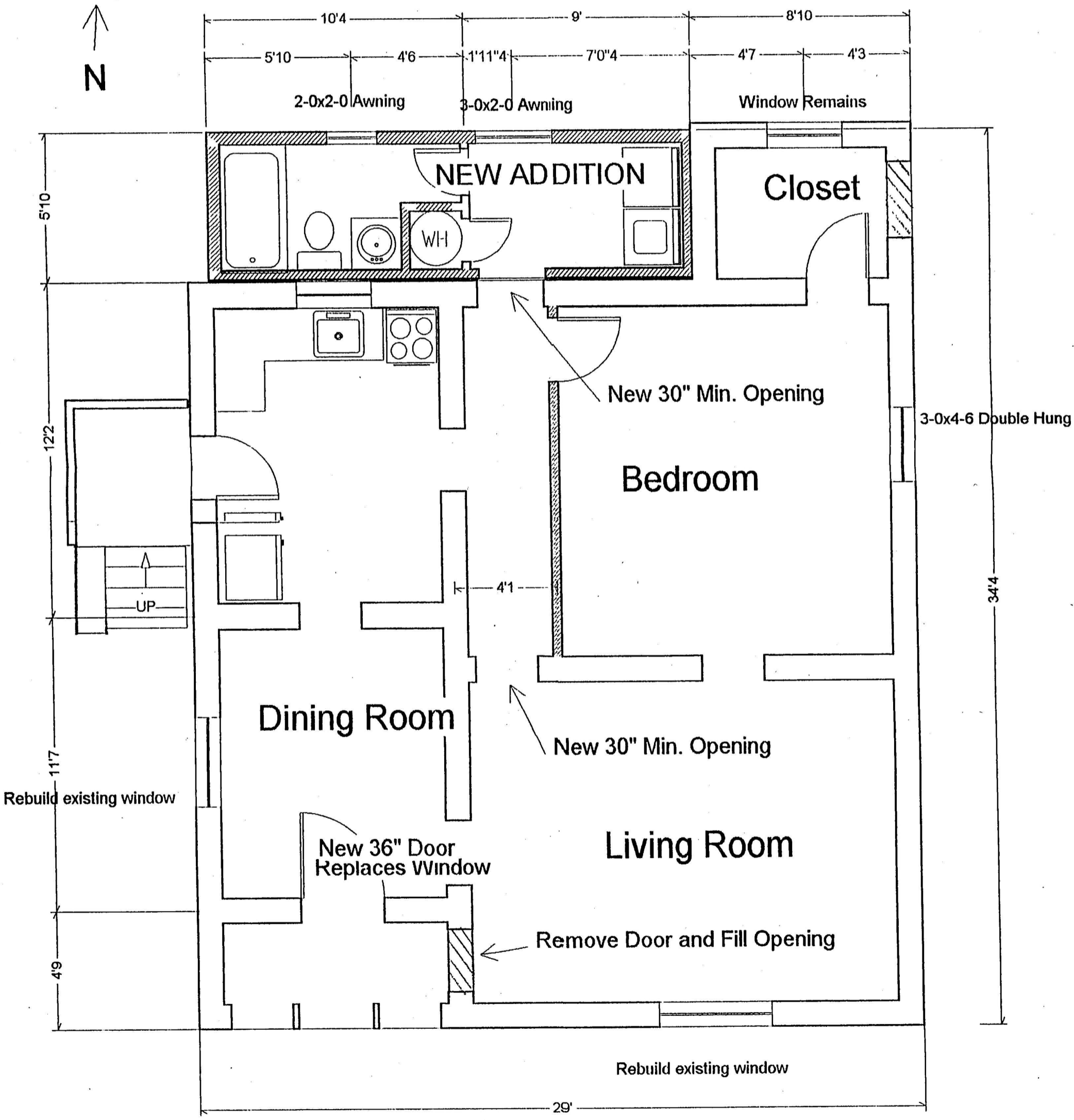
LATER WHEN THEY MOVED OUT THE KITCHEN WAS TURNED INTO A BEDROOM TO BE USED BY ALFREDO SON OF LIBRADO AND PLACIDA ORTIZ. THE DOOR WAS CLOSED AND A WINDOW WAS INSTALLED ON THE TOP PART. SINCE THE OPENING WAS THERE A BOOK SHELF WAS BUILT ON THE BOTTOM. THE OUTSIDE WAS PLASTERED AND STUCCOED.

A DOOR WAS PUT IN THE LIVINGROOM SINCE THERE WAS A SMALL PORCH LEADING INTO THE HOUSE.

Abundio Armijo Jr.

Addition for Roberta Armijo
1295 Cerro Gordo

Floor Plan
1/4"=1'-0"
1/22/96



El Rey

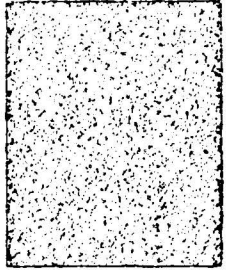


This change supersedes all others
effective 06-95 thru 06-96

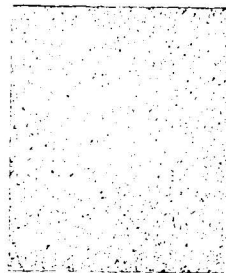
Stucco

COMPANY INCORPORATED

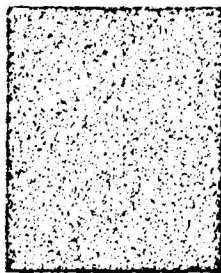
CAUTION: Stucco Colors will vary from all samples, especially acrylic modified materials, due to methods of application, weather conditions and plant batching. Apply sample of some material to be used on actual substrate for final approval of owner before stuccoing with any stucco.



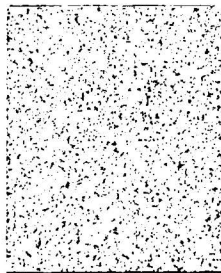
102 CAMEO



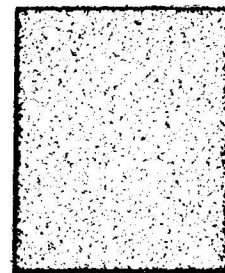
100 COLONIAL
WHITE



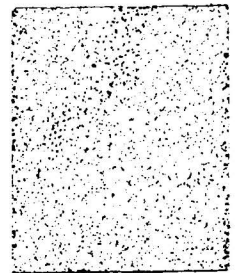
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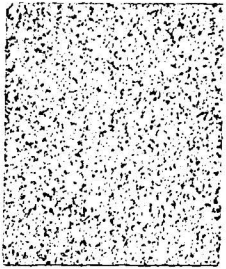
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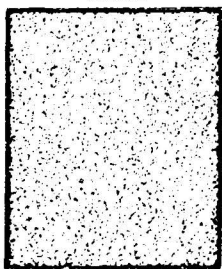
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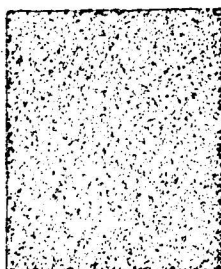
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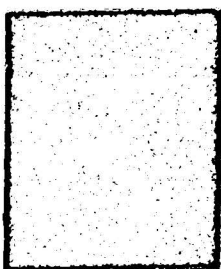
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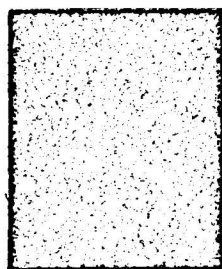
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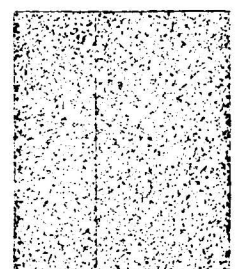
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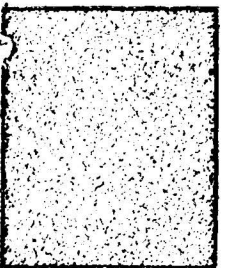
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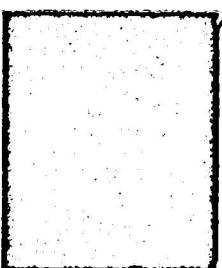
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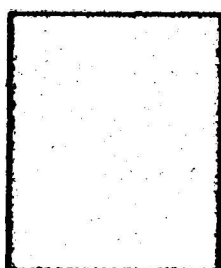
101 NAVAJO WHITE



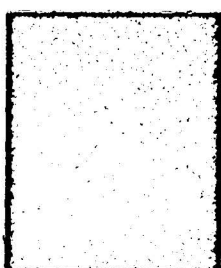
121 SANDALWOOD



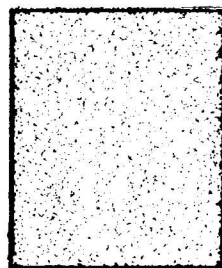
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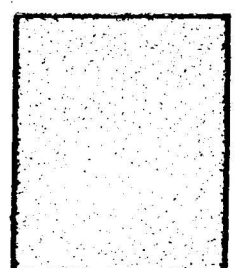
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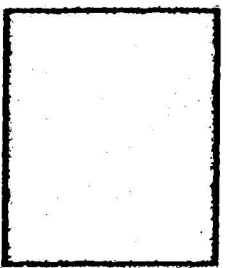
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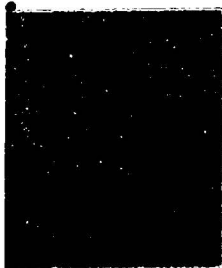
103 SAND



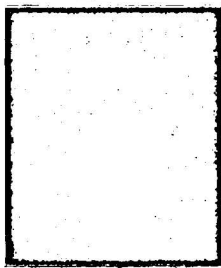
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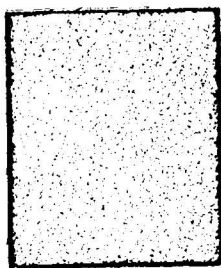
111 DRIFTWOOD



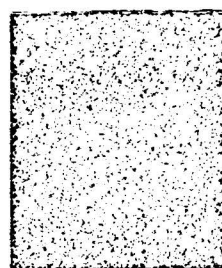
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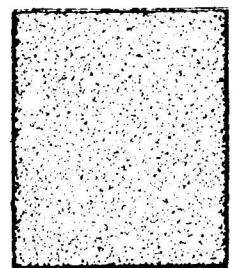
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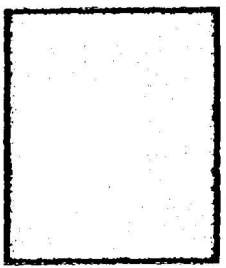
105 BAMBOO



110 ASH



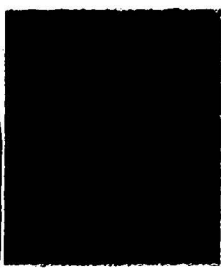
80 SOFT ROSE



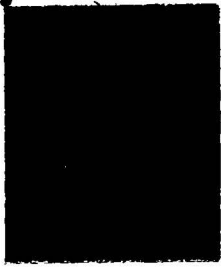
115 COTTONWOOD



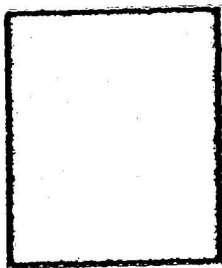
114 DESERT ROSE



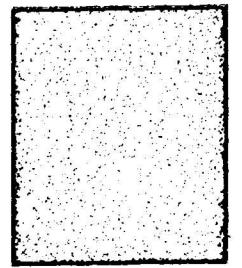
120 SANTA FE BROWN



125 LA LUZ



124 CORAL



113 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

SSC 6/95 20M

4100 1/2 Broadway S.E.
Albuquerque, N.M. 87105
(505) 873-1180
3219 S. Drennan Industrial Loop
Colorado Springs, CO 80910
(719) 392-9003

in this notice.

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.

Harcros® Pigments
Cement Color



"200"
Acrylic Additives



Super-Deck®
Pool Deck Coating



"100"
Bonding Agents



Crown Seal 300®
Sealers



Perma-Flex®
Synthetic Finishes



Water Repellents &
Fastwall™



Mill Mix™
Exterior Insulation
& Finish Systems



Quickwall® & Plasterglas®
Coat Stucco Systems
Fiber Reinforced Thin



Insul-Flex®
Custom Colors



OTHER QUALITY PRODUCTS

Stucco
COMPANY INCORPORATED



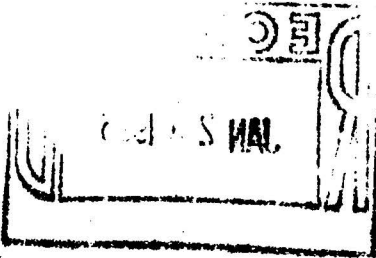
El Rey

El Rey



Stucco
COMPANY INCORPORATED

Standard Colors for El Rey Premium Exterior Stucco



	220
<i>Clad Window color</i> 	220-1 Powder Blue
326-2 Artist's Canvas	220-2 Blue Angel
	220-3 Celestial
	220-4 Cool Lagoon <i>TRIM-COLOR</i>
	220-5 Lunar Blue

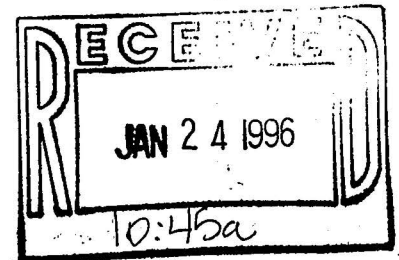


EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval () Final Approval (✓)

Project Location: 1295 CERRO GORDO ROAD

Owner: ROBERTA ARMUO Address: 1295 CERRO GORDO Phone: 983-3691 (w)

Applicant: SANTA FE NHS Address: 1310 MONTEREY Phone: 983-6214

Project Proposal: ADDITION AT BACK OF HOUSE, REPLACE WINDOWS, STUCCO
 Public Visibility: North () South (✓) East () West (✓)

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

Other Construction: Demolition () Remodel (✓) Addition (✓) Restucco ()
 Sign(s) () Wall/Fence () Antenna () Solar ()

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historical Ordinance, Section 14-70. Failure to meet these standards may result in rejection of my application. I also agree to post notice of construction/demolition on the project site seven (7) days prior to the H-Board meeting. I also hereby agree to surrender my building permit and cease construction if an appeal is filed within seven (7) days of Historical approval.

G. [Signature] (SFNHS)
 Signature of Applicant or Owner

1-22-96
 Date

FOR OFFICIAL USE ONLY

Date Received: Case Number: H- Meeting Date

Historic District: Survey Number: Survey Area:

Age: Historic Significant () Contributing ()
 Source: Status: Non Supporting ()

Ordinance Compliance Checklist:

SECTION	DESCRIPTION	COMPLIES	
		YES	NO
14-70.1	Harmony () Proportion () Style ()	()	()
14-70.9	Harmony () Proportion () Style ()	()	()
14-70.13	Demolition	()	()
14-70.14	Minimum Maintenance Requirements	()	()
14-70.15	Signs	()	()
	Applicable District Standards	()	()

Remarks: