

## **PROPOSAL LETTER - Margery Howe**

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### **History of 1226 Cerro Gordo Road**

It is my understanding that this adobe house was built about 1949. The property was owned by Tranquillo and Elvira Lujan. In 1949 it became the home of Andres and Estella Gonzales where they raised their family. Immediate relatives lived in neighboring houses along the Lane and some still do. There were open fields between the house and upper Cerro Gordo Road and Mr. Gonzales harvested hay on the property. There is an old Apple tree and a Pear tree, both productive, in the back yard. It appears that the original structure was a two room house with a doorway on the east side. The door was later converted to a window. I was told that the vigas in the two original rooms came from a grandparent's property in the Pecos area. The owner passed away three years ago and the house was put up for sale.

At some time all original windows were replaced with metal and vinyl sliders and modern fiberglass doors with textured plastic windows replaced original doors. A cement ramp was added to the front of the house for the ease of mobility along with a metal hand rail. The house has been well maintained including a newer roof.

### **Goals**

I am looking forward to living in a compact home on one level. The changes I would like to make are largely aesthetic as the structure has been well cared for these past 75 years. I am currently in the process of upgrading the vinyl windows, which has been approved by the HDRB by administrative approval. This proposal is intended to address three other improvements to the aesthetics and functionality of the home.

### **Replace fascia with parapet and add canales to Western half of dwelling**

- The parapet will replace the existing aluminum fascia that wraps the western half of the building. The fascia corresponds to the flat roof covering the "Dining Room" and "Kitchen" as shown in the floor plan, covering approximately 575 square feet. This will be replaced with a parapet to match the existing parapet seen on the flat roof covering "Living Room" and "Bedroom", with coverage of approximately 400 square feet. Existing height is 10' from finished grade, proposed parapet would be 12' from finished grade to match the existing height of parapet on eastern side of the structure. Two canales would be added to the western facade of the building, see drawings for approximate locations. The finish on the parapet addition will be stucco to match the existing cementitious "La Luz." The existing combustion vent from previous gas heating unit will be removed as part of this process.

## **PROPOSAL LETTER - Continued**

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### **Add front portal to South facade**

- A portal will be added to the front (South) facade of the building. This replaces the existing concrete ramp to the entry door, 12' 4" x 4', with a larger concrete slab of 19' x 6' which extends to the interior corner of the South facade. The portal adds approximately 114 square feet of roof coverage. The roof will be 10' at its highest and extend to 8'6" with a 3/12 pitch. Roof material specified is MasterCraft Metals standing seam in Acrylic Coated Galvalume. The portal will be constructed with two viga posts, 6x6" round, supporting a 20' Glulam. The rafters will be 4x6" dimensional lumber.

### **Relocate front door and add window to aperture of existing front door**

- The location of the front entry door will move 8" to the east from the existing location. The proposed front entry door will be positioned 12' 6" from the Western edge of the building, and 3' 9" from the interior corner of the South facade. Door dimensions are 36"x80", to be positioned 4" from finished grade of the portal. The existing front entry door, painted fiberglass with plastic lites, will be replaced with a solid wood door. The aperture of the existing entry door will be filled with a 36"x54" divided lite window, Sitaline wood casement window, Auralast Pine. The window will be installed directly below the existing header, approximately 84" above grade. The area below window will be framed and finished with stucco to match the existing cementitious "La Luz." Moving the door improves use of the interior dining room by not bisecting the space with an entry. The additional window will add natural light to the space. The window specified is the same as what has been ordered for the South elevation "Living Room" window replacement.

## 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 Ros 80 (60)	
				
Desert Rose 114 (39)	Pueblo 130 (53)	La Luz 125 (20)	Coral 124 (35)	



**Exterior Finish**  
**1226 Cerro Gordo**



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BURGUNDY *	HARTFORD GREEN * +	SLATE BLUE	SLATE GRAY +	MANSARD BROWN +
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Colors shown are matched as accurately as possible, but may vary slightly from finished product. These rich and vibrant colors are produced with either Kynar 500® or Hylar 5000® resins, which provide superior color retention and allow Sheffield Metals to offer non-prorated coating warranties for most applications. Coating warranty varies for Regal Red, Matte Black, Copper, Champagne, Silver, and Pre-Weathered Galvalume. Steelscape's Vintage carries a 20 year Finish Warranty. Please contact your representative for more information.

**Exterior Finish**  
**1226 Cerro Gordo**

To Underwriter: \_\_\_\_\_  
 To Lender: \_\_\_\_\_  
 that on January 11, 2022 I made an inspection of the premises situated  
 at 1226 Cerro Gordo Road, Santa Fe, Santa Fe County, New Mexico, briefly  
 described as: A tract of land located at 1226 Cerro Gordo Road

PLAT REFERENCE: Bearings, distances and/or curve data are taken from the following plat.  
Lands Surveyed for Andres & Estella Gonzales Ward No. Four, Santa Fe...  
prepared by Guy D. Hayden, N.M.L.S. No. 4070, on June 25, 1982.

NOTE: The error of closure is one foot for every 20,000 feet along the perimeter of the legal description as provided. Easements shown hereon are as listed in Title Commitment No. 2021-991-1 as provided by Title Company.



Scale: 1" = 25'

**Legend**

- Points found.
- ⊕ Utility poles.
- \* \* \* Fences.
- ▭ Walls.
- ▨ Concrete.
- Utility boxes

SIERRA LAND SURVEYING, Inc.  
 1452 South St. Francis Drive, Santa Fe, NM 87505  
 (505) 983-5932 Phone

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## Proposed Site Plan - 1226 Cerro Gordo

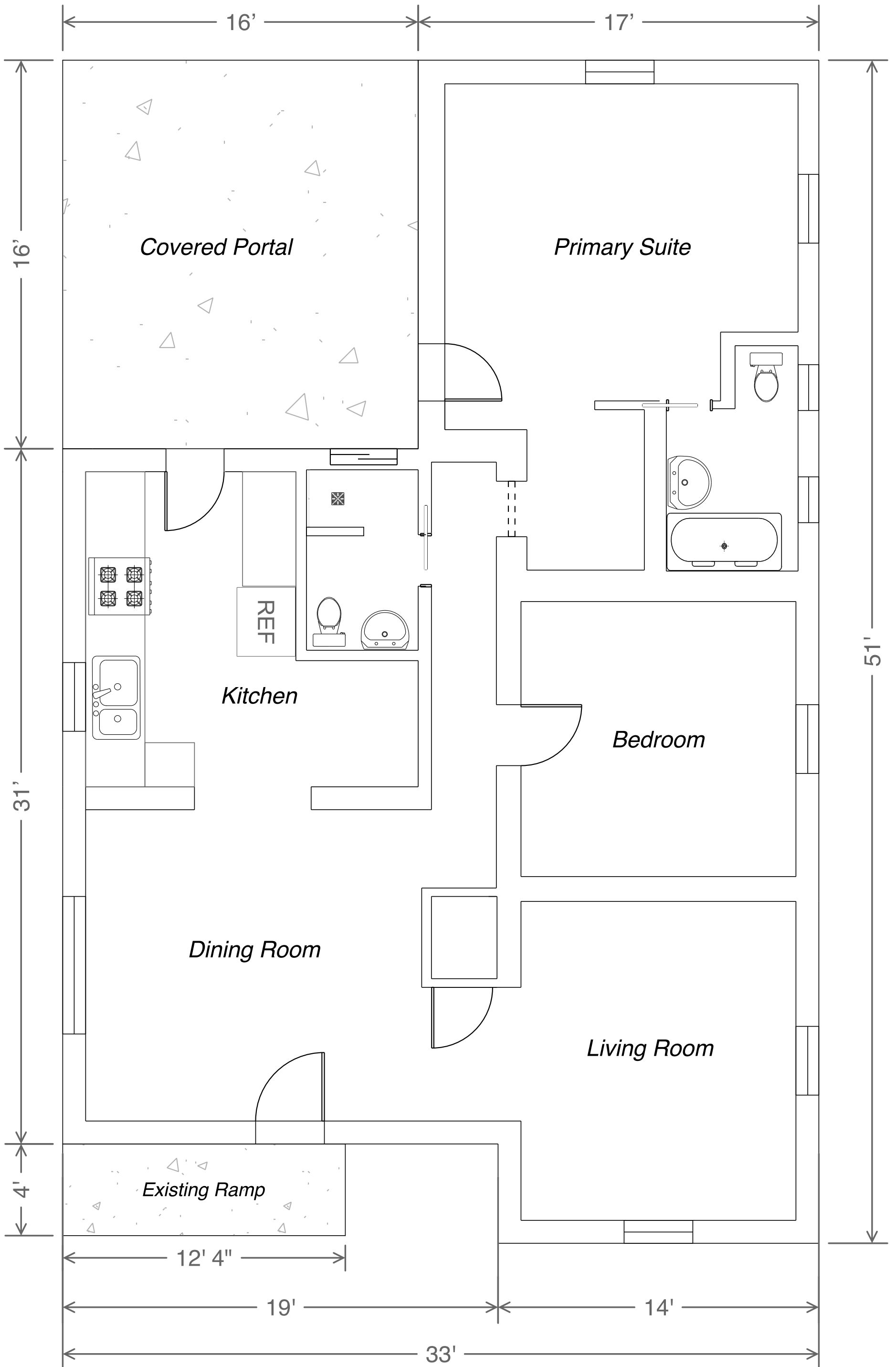


Scale: 1" = 25'

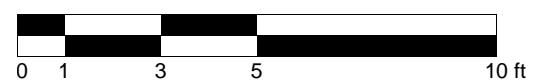
**Legend**

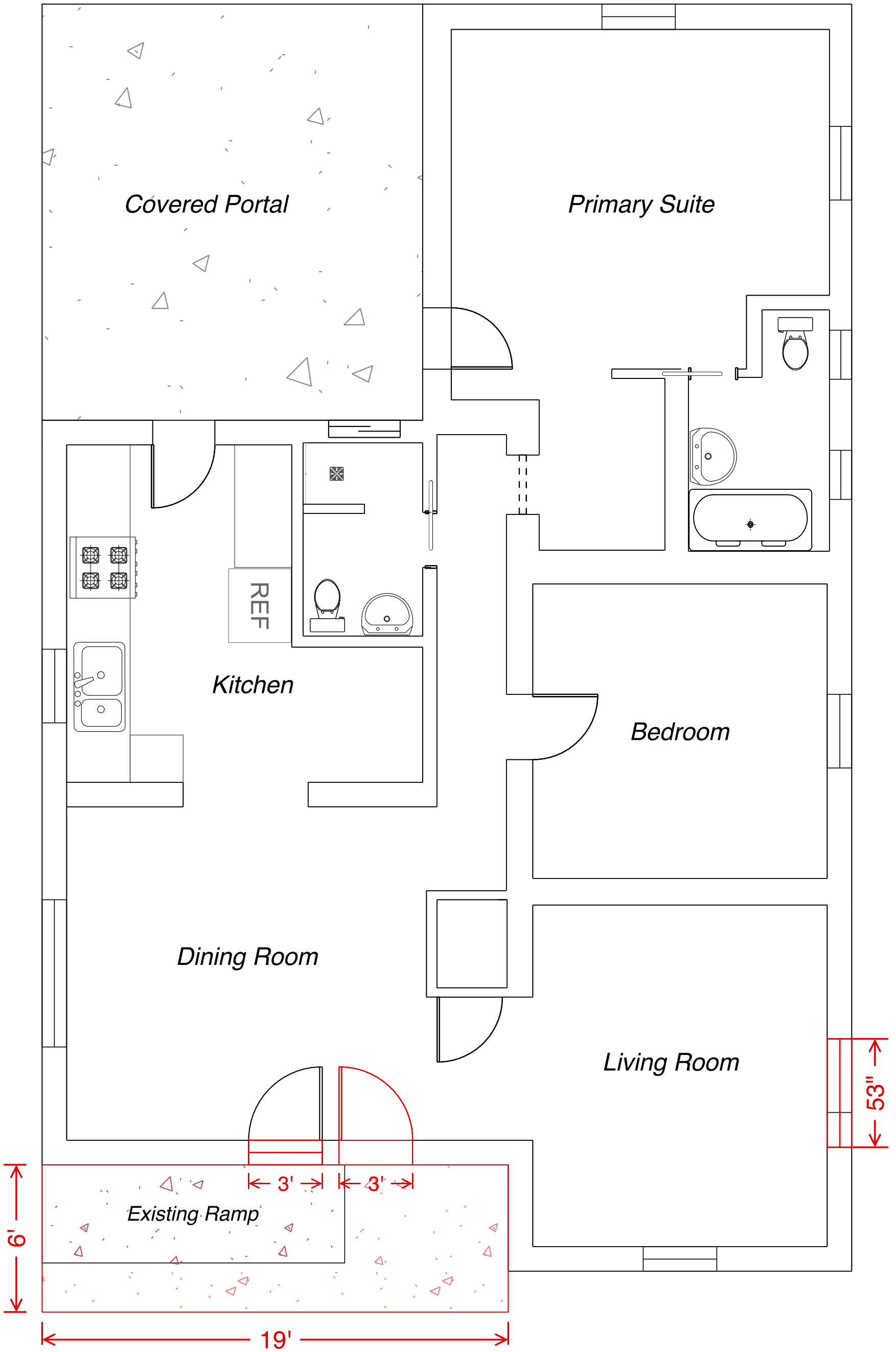
- Points found.
- ⊕— Utility poles.
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Floor Plan Existing - 1226 Cerro Gordo

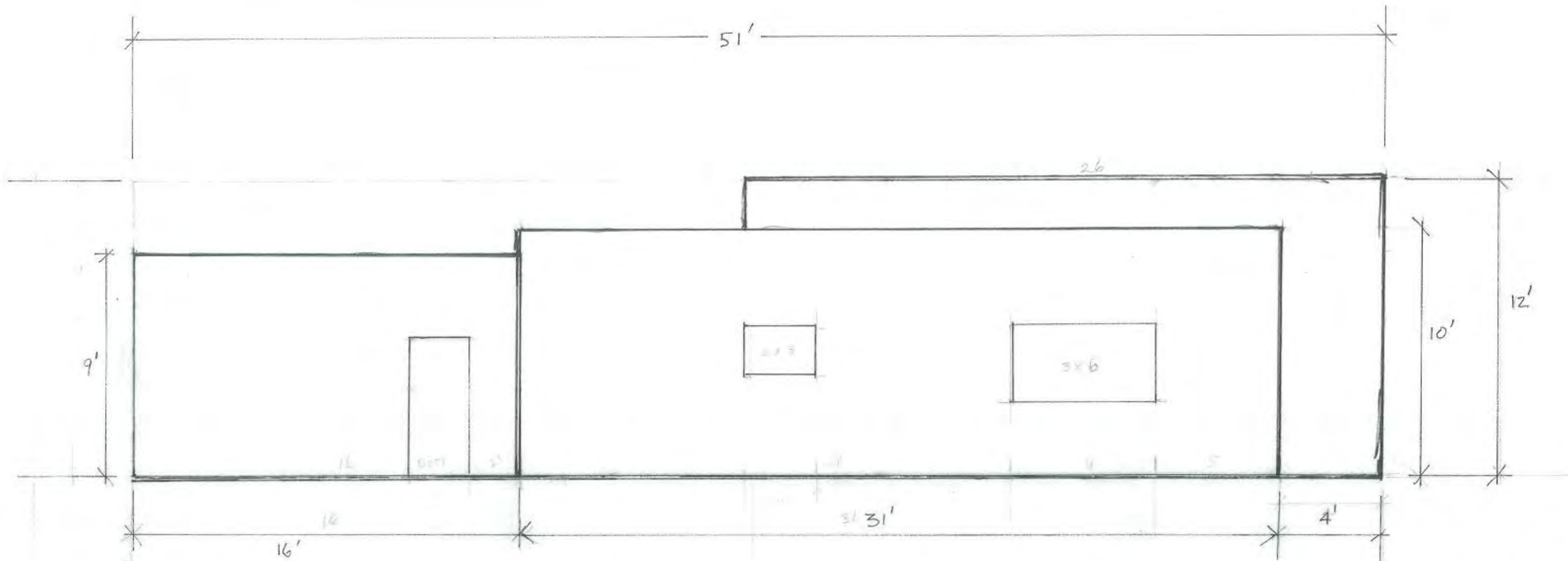




**Floor Plan Proposed Changes - 1226 Cerro Gordo**



Expansion of pad for portal; relocate entry door and add window; enlarged window in Living Room, West



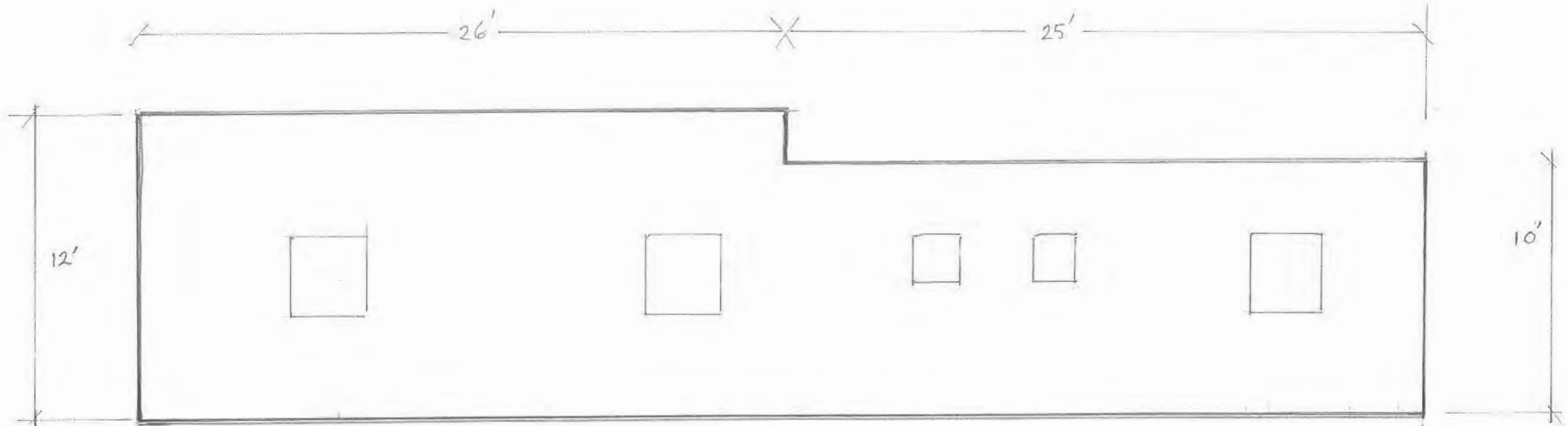
Existing-Side WEST ELEVATION

1226 CERRO GORDO ROAD

Scale: 1/4" = 1'







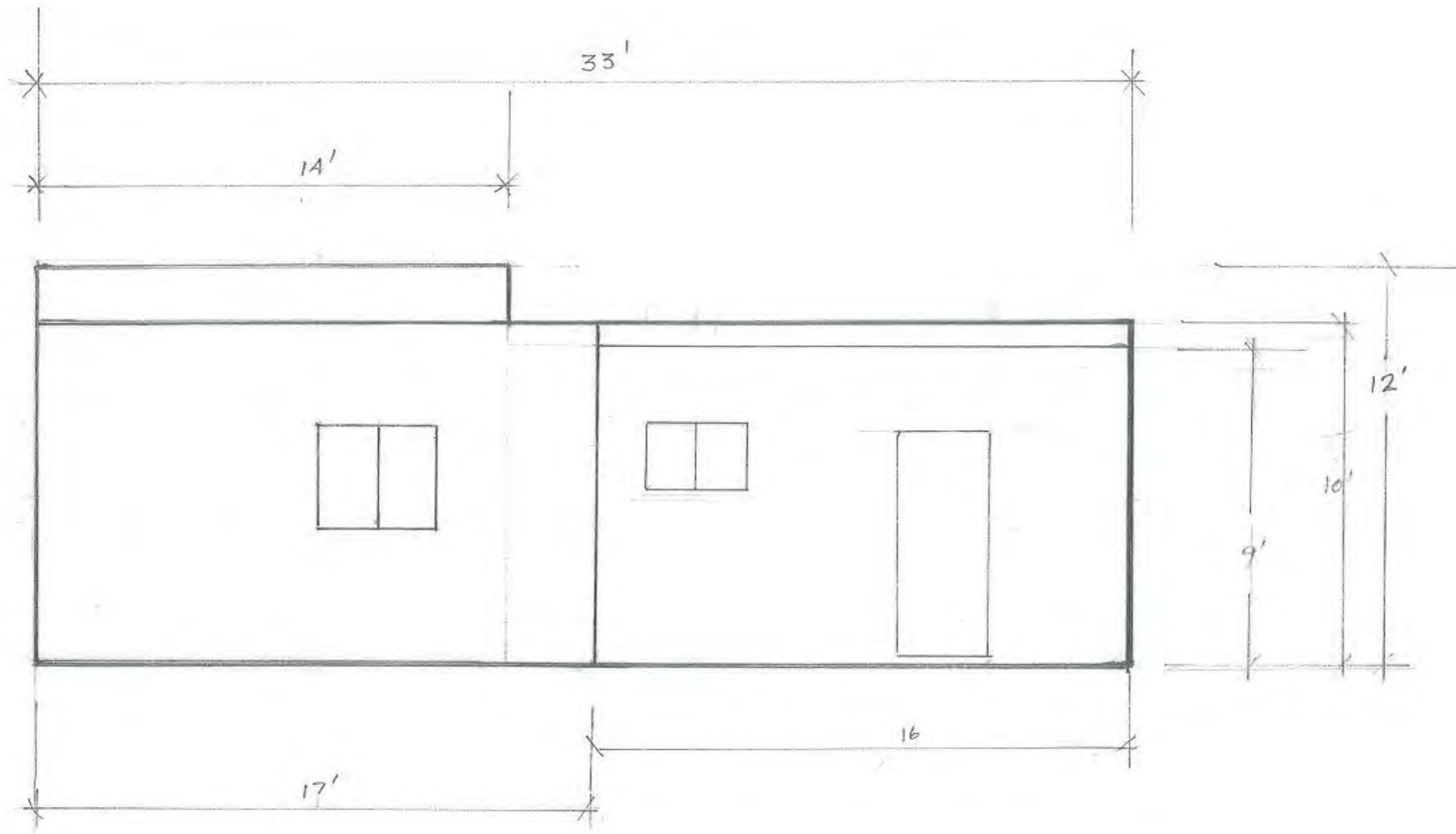
Existing - Side

EAST ELEVATION

1226 CERRO GORDO ROAD

Scale:  $\frac{1}{4}'' = 1'$

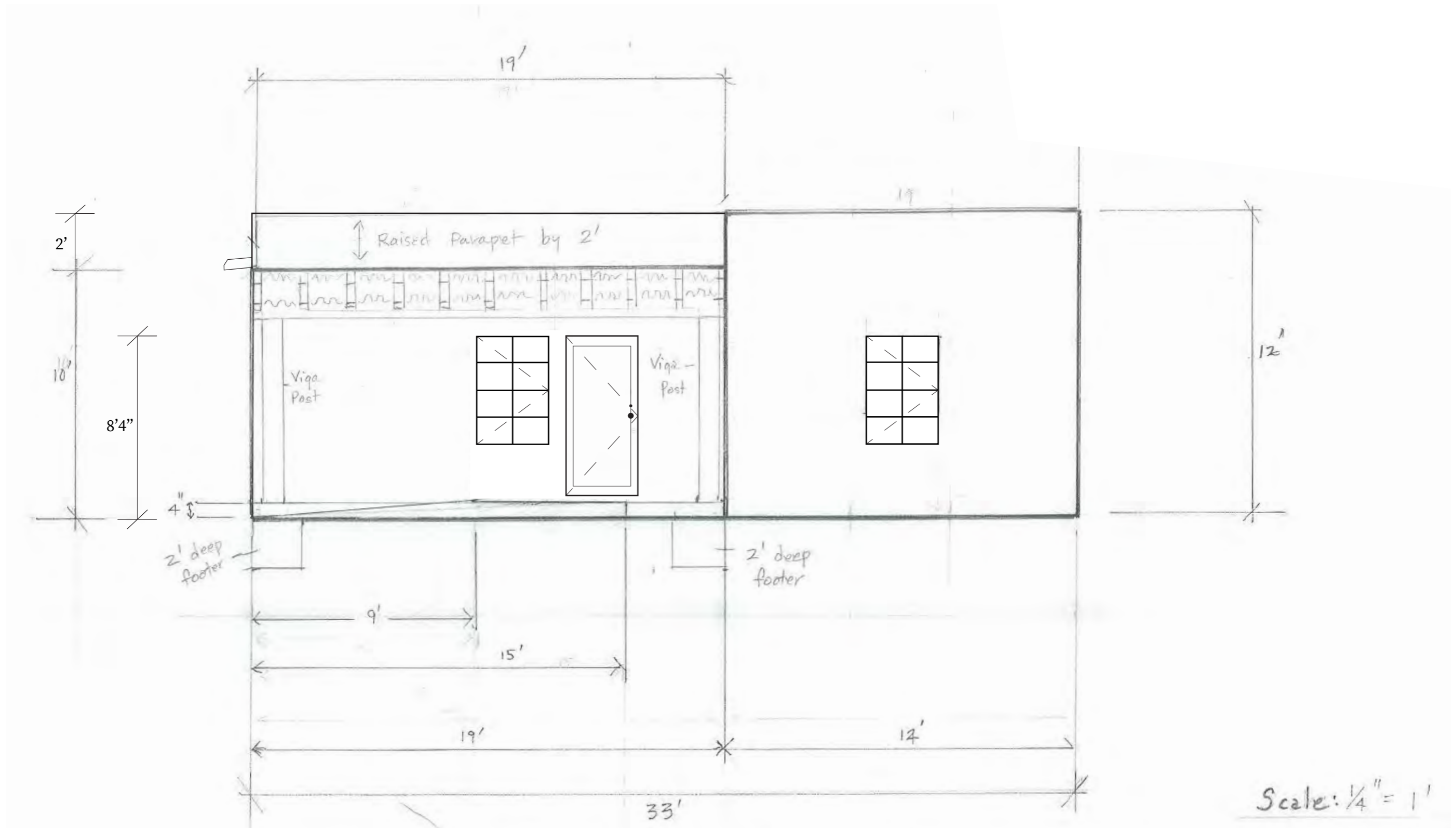




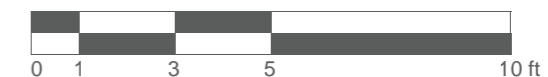
Existing - Rear NORTH ELEVATION - 1226 Cerro Gordo Road

Scale:  $\frac{1}{4}'' = 1'$

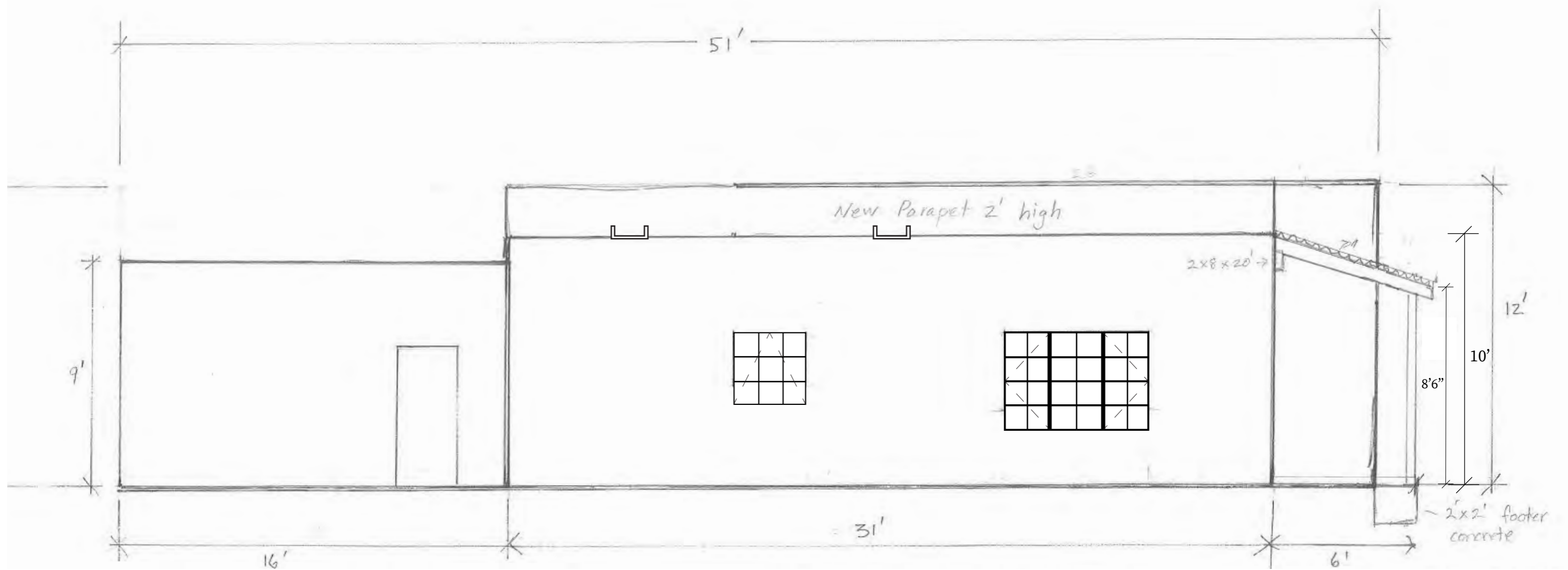




**Proposed Front SOUTH ELEVATION – 1226 Cerro Gordo**

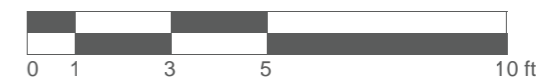


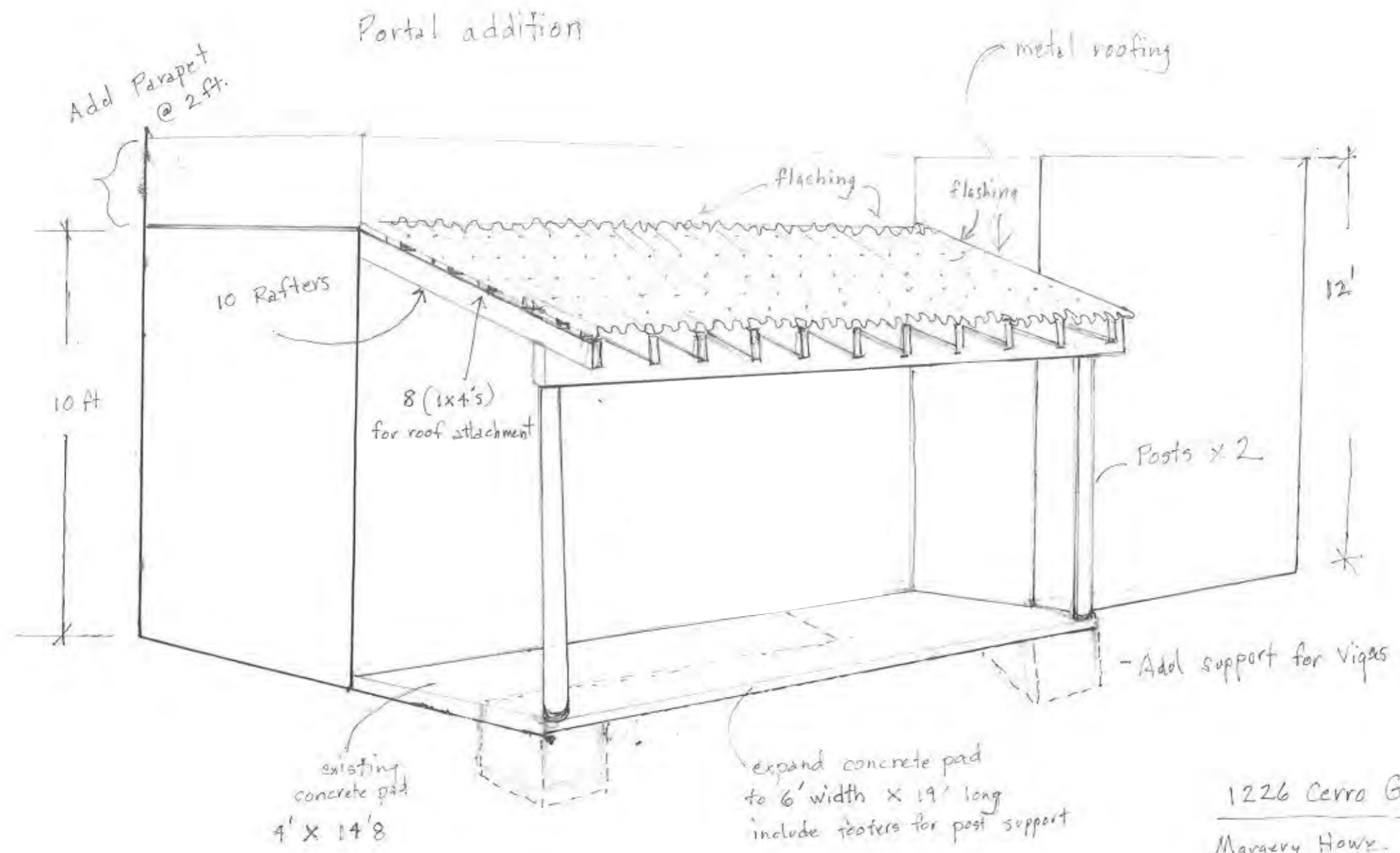
Showing changes of added parapet and canale; added entry portal; relocation of entry door and added window  
 Window alternation from case number “2024-008528--ADMIN” shown on west facade



**Proposed Side WEST ELEVATION – 1226 Cerro Gordo**

Showing changes of added parapet and canales; added entry portal  
 Window alternation from case number “2024-008528--ADMIN” shown





**Proposed Front SOUTH DETAIL – 1226 Cerro Gordo**

Showing changes of added parapet and entry portal construction only