

# Mathey Associates ARCHITECTS

574 W. San Francisco St. Santa Fe, NM 87501

December 16, 2024

Attn: City of Santa Fe Historic Review Division  
Re: Historic Design Review, 1A Camino Pequeno  
Owner: Ann and Kevin Cooney

Dear Historic Design Review Board,

This proposal is regarding the remodel of and addition to a single-story home and creating a new detached single-car garage with a study and bathroom at 1A Camino Pequeno in the Downtown and Eastside Historic Review District.

The existing house was reviewed by the HDRB on October 24, 2023 and was determined to be non-contributing in regards to historical status, with no Primary Facades. The stucco-on-frame home was constructed in 1973 as a mother-in-law unit for the main house at 1 Cm. Pequeno. The home shows a mix of Pueblo and Territorial revival themes. Cantilevered portal roofs at the front and back do not comply with historical design guidelines.

The proposed project is designed in a Pueblo revival style, with rounded stucco corners, wood corbels and beams at the portals and a flat roof with parapets on the house and low slope overhanging roofs at the portals. Doors and windows will be recessed from the face of stucco. The main roof area will have photovoltaic collectors which will be shielded from view by the parapets as shown on the plans. Construction will be of wood frame with elastomeric or cement stucco exterior finish.

The primary scope of proposed work includes:

**Remodel:**

- 1178 sf of existing house – upgrade utilities/services, raise parapets, new exterior insulation and stucco, doors/windows, roofing, interior remodel

**New:**

- 336 sf attached Dining Room and Entry Addition
- 613 sf detached Garage, Study and Bathroom
- New portals
- New 200' LF X 6' high max. cmu/stucco yard walls
- New 68" – 72" high max. stuccoed yard walls and coyote fencing
- New gravel driveway and parking
- Roof-mounted photovoltaic panels on the house – screened by 17 ½" min. parapets.

## **AREA SUMMARY**

LOT = 9878 SF

EXISTING HEATED AREA = 1178 SF

PROPOSED HOUSE ADDITION = 336 SF

TOTAL HOUSE HEATED AREA = 1514 SF

PROPOSED GARAGE/OFFICE = 613 SF

NEW PORTALS = 171 SF

TOTAL ROOFED AREA = 2298 SF

LOT COVERAGE =

2298 SF ROOFED / 9878 SF LOT = 23.3%

MAXIMUM ALLOWABLE HEIGHT = 15'-2"

ACTUAL MAX. HEIGHT = 14'-4"

ZONING = R-5

**1A CAMINO PEQUENO EXISTING RESIDENCE PHOTOS**



**STREET VIEW (SOUTH ELEVATION)**



**VIEW FROM SOUTHWEST**



**VIEW FROM SOUTHEAST**



1A Camino Pequeno SOUTH ELEVATION



1A Camino Pequeno EAST ELEVATION



1A Camino Pequeno NORTH ELEVATION



1A Camino Pequeno WEST ELEVATION

# TYPICAL EXTERIOR FINISHES

## STUCCO:



01006 Suede #29

OPTION 1 – “SUEDE” #29 ELASTOMERIC STUCCO BY STO.



01005 Pueblo #42

OPTION 2 – “PUEBLO” #42 ELASTOMERIC STUCCO BY STO.

## WINDOW AND DOOR COLORS:

(Sierra Pacific Windows)



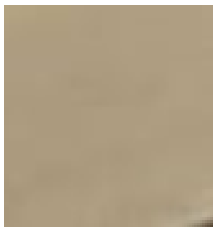
OPTION 1



OPTION 2

## CANALES:

STAINED WOOD WITH GALVANIZED LINING OR  
PRE-CAST CONCRETE, SMOOTH “LIMESTONE” FINISH, BY FIBERSPAN



“Limestone”  
by Fiberspan



**WOOD:**



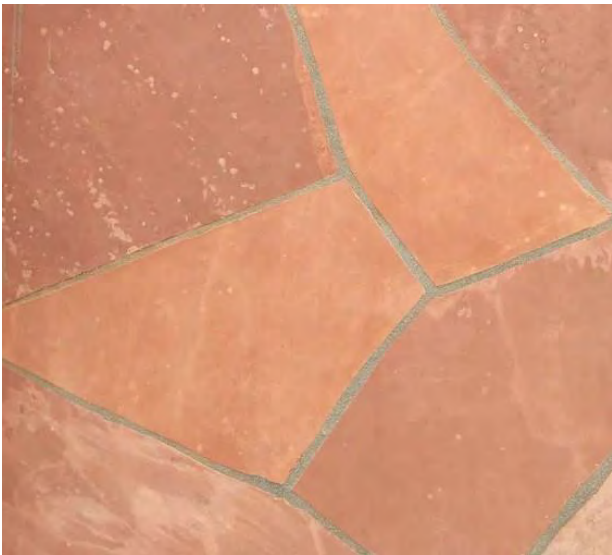
SILVER ASH 1073

SMOKY QUARTZ 1074

EXPOSED WOOD TO BE STAIN FINISHED, MINWAX COLOR OPTIONS SHOWN

**FLAGSTONE PATIOS AND WALKS:**

ROSE COLOR



**EXTERIOR STONE WINDOWSILLS:**

WHERE SHOWN, EXTERIOR WINDOWSILLS ARE TO BE 2" THICK ROSE COLORED FLAGSTONE

**GRAVEL:**

DRIVEWAY TO HAVE CRUSHED GREY GRAVEL.

**DRIVEWAY AND YARD WALL GATES:**

POWDER COATED METAL, BLACK OR DARK BRONZE

**METAL:**

EXPOSED METAL TO BE PAINT FINISHED TO MATCH STUCCO. GUTTERS AND DOWNSPOUTS TO BE PAINTED DARK BRONZE OR TO MATCH WOOD.

**EXTERIOR WALL LIGHTS**

BULBS TO BE LED (50 WATT MAX. EQUIVALENT) PER CITY DARK SKY REGULATIONS

**LIGHT #1**

HINKLEY ROOK 12" HIGH SATIN BLACK OR DARK BRONZE FINISH RECTANGULAR LED OUTDOOR WALL LIGHT



**LIGHT #2**

HINKLEY SILO 8" HIGH BLACK OR DARK BRONZE FINISH, CYLINDER MODERN LED OUTDOOR WALL LIGHT.



## WINDOW SCHEDULE

Mark	Width	Height	Type	Comments
1.1	2' - 4"	3' - 8"	DOUBLE HUNG	KITCHEN
1.2	2' - 4"	3' - 8"	DOUBLE HUNG	KITCHEN
2.1	2' - 0"	4' - 4"	DOUBLE HUNG	DINING ROOM
2.2	3' - 6"	4' - 4"	FIXED	DINING ROOM
2.3	2' - 0"	4' - 4"	DOUBLE HUNG	DINING ROOM
3.1	2' - 0"	4' - 4"	DOUBLE HUNG	DINING ROOM
3.2	2' - 0"	4' - 4"	DOUBLE HUNG	DINING ROOM
4	2' - 0"	6' - 0"	DOUBLE HUNG	DINING ROOM
5	2' - 0"	6' - 0"	DOUBLE HUNG	DINING ROOM
6	2' - 0"	2' - 0"	FIXED	BATH 2, TEMP. GLASS
7	2' - 0"	3' - 0"	DOUBLE HUNG	BED 2
8	2' - 0"	3' - 0"	DOUBLE HUNG	BED 2
9.1	2' - 6"	3' - 0"	DOUBLE HUNG	BED 1
9.2	2' - 6"	3' - 0"	DOUBLE HUNG	BED 1
10	2' - 6"	3' - 4"	CASEMENT	BED 1, EGRESS
11	2' - 0"	2' - 0"	FIXED	BATH 1, TEMP. GLASS
12.1	2' - 6"	3' - 0"	DOUBLE HUNG	LIVING ROOM
12.2	2' - 6"	3' - 0"	DOUBLE HUNG	LIVING ROOM
12.3	2' - 6"	3' - 0"	DOUBLE HUNG	LIVING ROOM
13	3' - 6"	4' - 4"	DOUBLE HUNG	LIVING ROOM
14	3' - 6"	4' - 0"	DOUBLE HUNG	STUDY
15	3' - 6"	4' - 0"	DOUBLE HUNG	STUDY
16	3' - 6"	4' - 0"	DOUBLE HUNG	GARAGE

Grand total: 23

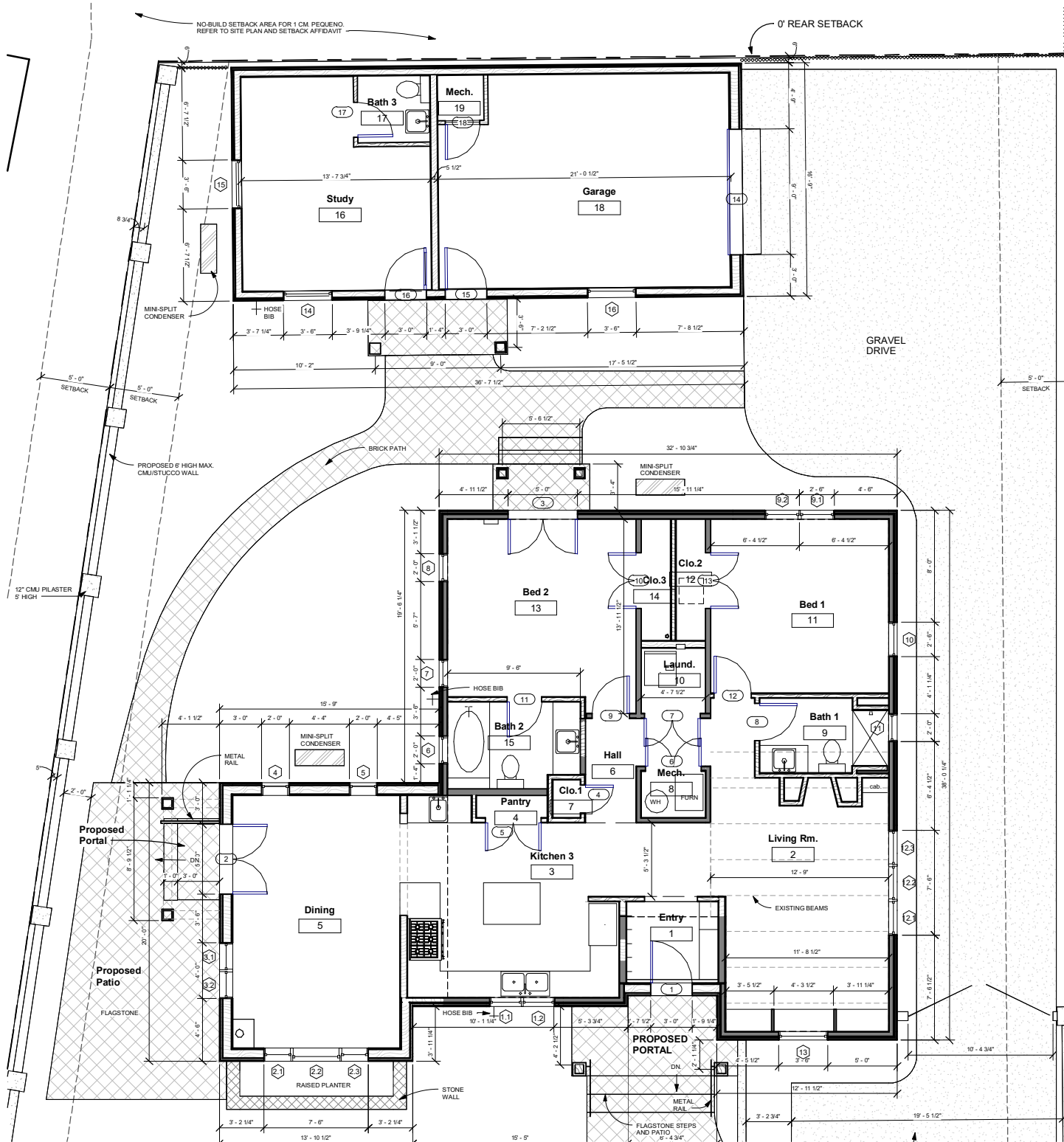
## DOOR SCHEDULE

Mark	Width	Height	Description	Comments
1	3' - 0"	7' - 0"	EXTERIOR	ENTRY DOOR, 2 WOOD OR CLAD PANELS, 2 GLASS LITES. DOOR TO BE METAL CLAD OR WOOD STAIN FINISH
2	5' - 0"	8' - 0"	EXTERIOR	DINING ROOM, PAIR OF CLAD FRENCH DOORS
3	5' - 0"	6' - 8"	EXTERIOR	BED 2, PAIR OF FRENCH DOORS
4	2' - 0"	6' - 8"	INTERIOR	CLOSET 1
5	4' - 0"	6' - 8"	INTERIOR	PANTRY, PAIR OF DOORS
6	4' - 0"	6' - 8"	INTERIOR	MECHANICAL, PAIR OF 20 MIN. DOORS
7	4' - 0"	6' - 8"	INTERIOR	LAUNDRY, PAIR OF DOORS
8	2' - 8"	6' - 8"	INTERIOR	BATH 1
9	2' - 8"	6' - 8"	INTERIOR	BED 2
10	4' - 0"	6' - 8"	INTERIOR	CLOSET 3, PAIR OF DOORS
11	2' - 6"	6' - 8"	INTERIOR	BATH 2
12	2' - 8"	6' - 8"	INTERIOR	BED 1
13	4' - 0"	6' - 8"	INTERIOR	CLOSET 2, PAIR OF DOORS
14	9' - 0"	7' - 0"	EXTERIOR	OVERHEAD GARAGE DOOR, WOOD FINISH WITH GLASS LITES
15	3' - 0"	6' - 8"	EXTERIOR	GARAGE, CLAD PANEL DOOR
16	3' - 0"	6' - 8"	EXTERIOR	STUDY, SINGLE FRENCH DOOR, CLAD
17	2' - 6"	6' - 8"	INTERIOR	BATH 3
18	2' - 6"	6' - 8"	INTERIOR	MECHANICAL AT GARAGE, 20 MIN. DOOR
G1	3' - 6"	6' - 8"	GATE	WROUGHT IRON ENTRY GATE

Grand total: 19

### NOTES:

1. EXTERIOR DOORS AND WINDOWS TO BE METAL CLAD, TYPICAL UNLESS NOTED OTHERWISE.
2. CLAD COLOR TO BE SIERRA PACIFIC #32 (LINEN) OR #003 (SANDSTONE). REFER TO HISTORIC REVIEW APPLICATION FOR COLOR SAMPLES.
3. TYPICAL DIVIDERS FOR FRENCH DOOR AND WINDOW LITES TO BE 7/8" WIDTH.



# Product Summary- Clad Flexible Access Inswing

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<b>FRAME</b>	All frame components are manufactured from kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. Douglas Fir interior is available as an option. The basic jamb width is 4-9/16" with accommodations for factory jamb extensions of 6", 6-9/16", 6-11/16", 7-1/16" and 7-9/16". Inswing door jamb widths are extended to the exterior with extruded aluminum jamb extension. Exposed exterior surfaces of frame head and jambs are covered with .062" extruded aluminum cladding. Clad frame corners are sealed with silicone and foam pads and mechanically fastened. A continuous nailing flange is an integral part of the frame extrusion. The exterior of the frame clad is designed to accept retrofit trim systems or clad brickmould. All aluminum surfaces are finished to meet AAMA 2605 and 2604 specifications and are available in our current color palette, as well as custom colors. Interior surfaces are suitable for staining or painting. Optional factory-applied interior prime coat or Ultra Coat pre-finish is available.
<b>PANELS</b>	Stiles and rails are 1-3/4" thick kiln-dried Ponderosa Pine and preservative-treated in accordance with WDMA I.S.4. The panel rails are edge-glued and are attached to the laminated engineered stiles with 5/8" x 4" straight fluted dowels and installed with exterior glue. Stiles are 4-5/8" wide. Top rail is 4-5/8". The bottom rail is 12". Panels are covered with .075" extruded aluminum cladding and are finished in accordance with AAMA 2605 and 2604 specifications and are available in our current color palette, as well as custom colors. Interior surfaces are suitable for staining or painting. Optional factory-applied interior prime coat or Ultra Coat pre-finish is available.
<b>DRIP CAP</b>	All units are provided with factory-applied .062" extruded aluminum drip cap. Color matches frame color.
<b>WEATHERSTRIP</b>	Vinyl-covered foam weatherstrip is used on the head and side jambs for a full perimeter compression seal. A mohair weatherstrip is attached to the bottom of each panel.
<b>HARDWARE</b>	<b>(Please note: doors purchased without hardware are not covered by the Sierra Pacific Warranty.)</b> The standard hardware features a corrosion resistant 300 series stainless steel multi-point locking system with a 3-point lock on the active panel (single doors) and edge mounted flush bolts with no handle set on the inactive panel (double doors). Both the interior and exterior handle sets are forged brass and are available in a variety of finishes. A keyed lock is available as an option. Adjustable hinges are standard. Ball bearing hinges are optional.
<b>SILL</b>	The sill features a continual 3° slope from interior to exterior to help funnel water away from the door. The sill is 1/2" tall at the interior and follows a 3° slope down to the exterior.
<b>GLAZING</b>	Units are available with single or dual pane insulated tempered glass with one lite, simulated divided lites, or airspace grilles. Standard glass is 3/4" overall, separated by warm edge spacer technology from Quanex. All standard tints and types of glass are available, as is the capillary breather tube system for high altitude. The glass is dual bedded with a structural sealant and secured in the panel with a removable interior glazing bead; see Glazing in the Technical Section for more information.
<b>SIMULITE</b>	Simulite bars are 5/8", 7/8" and 1" wide Putty profile; 5/8", 7/8", 1", 1-1/4" or 2" wide Traditional or Contemporary profile and are available in Ponderosa Pine or Douglas Fir. Interior simulite bars are suitable for staining or painting. Exterior simulite bars are made from extruded aluminum in either Traditional, Contemporary or Putty profile. Multiple simulite bar widths in Traditional or Contemporary profile can be used in the same unit to create unique lite patterns. Bars are permanently adhered to the glass surface with a very high bond adhesive tape. Insulated glass features an internal shadow bar to give the appearance of authentic divided lites.
<b>AIRSPACE GRILLES</b>	Airspace grilles between the glass are available in 5/8" and 1" flat or 11/16" and 1" contour, in 8 standard colors.

\*\* The flexible access door does not meet AAMA/WDMA/CSA/101/I.S.2/A440 testing standards for air infiltration, water penetration, structural load performance or forced entry.



# Clad FeelSafe Monument Double Hung/Single Hung



The Clad FeelSafe Monument Double and Single Hung windows are designed and built for architectural and light commercial applications. With a combination of historic styling and contemporary engineering, they frame any view with sleek, natural beauty while providing robust structural performance surpassing the toughest coastal building codes.

## Standard Construction:

- Frame is 3/4" thick with 0.050" thick exterior cladding with mitered corners that are sealed with gaskets and mechanically fastened.
- 5-11/16" overall frame depth with standard 4-9/16" jamb depth.
- Full 1-3/4" thick mortised and tenoned sash with 2-1/16" stile and top rail face width with 3-5/8" interlocking bottom rail face width. Exterior clad thickness is 0.050" thick.
- Removable side-load operating sash operated with block and tackle balance concealed within the sash.
- Insulated and single FeelSafe impact glazing available.
- Classic styled Melron sash locks and keepers.
- Innovative, narrow profile, removable full or half screen. Flexscreen being standard as half screen.



Pictured: FeelSafe Monument Double Hung  
(L to R: Interior and Exterior)

MINIMUM / MAXIMUM FRAME SIZES			
Additional sizes may be available upon request and approval.			
MONUMENT DOUBLE HUNG - OPERATING		MONUMENT SINGLE HUNG - OPERATING	
Minimum Frame Width	17-5/16"	Minimum Frame Width	21-5/16"
Minimum Frame Height	32-5/8"	Minimum Frame Height	28-5/8"
Maximum Frame Width	41-5/16"	Maximum Frame Width	48"
Maximum Frame Height	76-5/8"	Maximum Frame Height	100"

## Performance Data:



### FeelSafe Monument DH/SH: 41-5/16" x 76-5/8"

(single or mullied units)

WZ4 Missile Level D; +65/-85  
CCL #: 436-H-615, 623  
FL #: 17154  
TDI #: WIN-2322



### FeelSafe Monument SH: 48" x 100"

(single or mullied units)  
*mullied unit requires 1/4"x5" vertical mull plates*

WZ4 Missile Level D; +60/-60  
CCL #: 436-H-615.74  
FL #: 28077  
TDI #: WIN-2321

For a comprehensive list of tested and rated sizes and configurations, please refer to the Clad FeelSafe Monument Double\_Single Hung Product Performance Guide (Structural) located in the Technical Resources Library on our website.

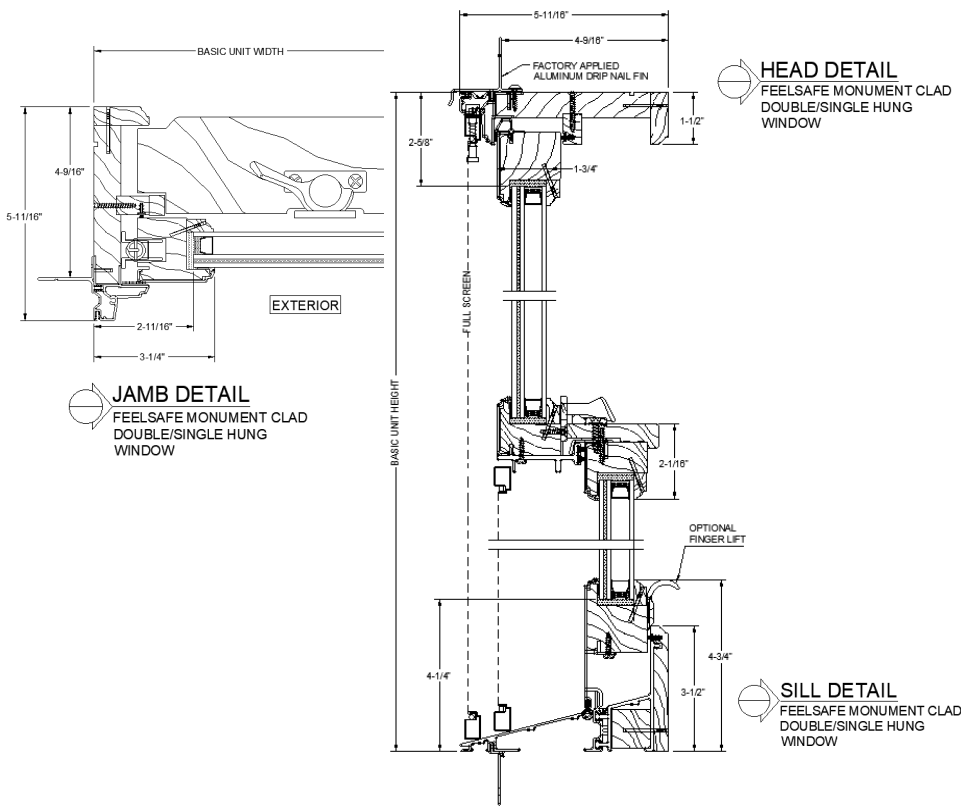
## Thermal Performance (NFRC):

Air Filled			Argon Filled		
<b>Low-E Clear</b>	<b>Low-E 366</b>	<b>Low-E 366 Turtle</b>	<b>Low-E Clear</b>	<b>Low-E 366</b>	<b>Low-E 366 Turtle</b>
U-FACTOR.....0.33	U-FACTOR.....0.33	U-FACTOR.....0.33	U-FACTOR.....0.30	U-FACTOR.....0.29	U-FACTOR.....0.29
SHGC.....0.33	SHGC.....0.21	SHGC.....0.14	SHGC.....0.33	SHGC.....0.20	SHGC.....0.14
VT.....0.49	VT.....0.45	VT.....0.23	VT.....0.49	VT.....0.45	VT.....0.23
CR.....51	CR.....54	CR.....54	CR.....56	CR.....57	CR.....57

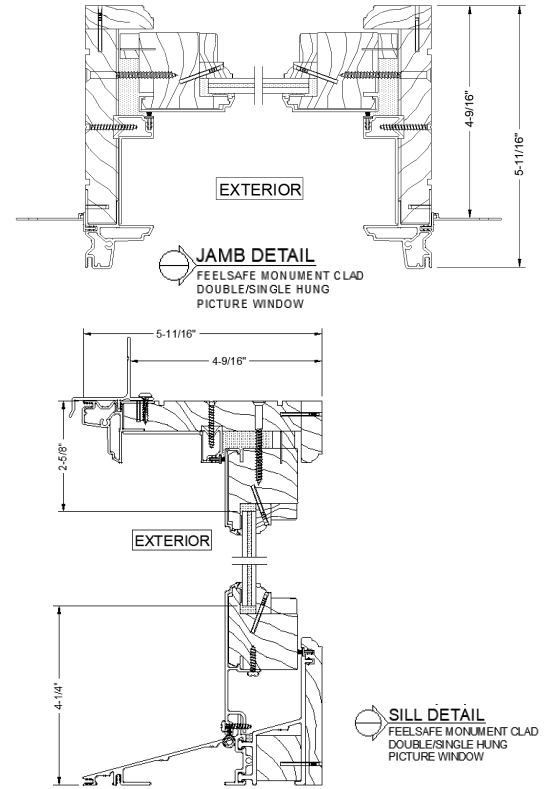
All values represent FeelSafe impact insulated glass units using Cardinal spacer. Additional glazing options available.

For a comprehensive list of glazing configurations, please refer to the Clad FeelSafe Monument Double Hung-Single Hung Product Performance Guide (NFRC) located in the Technical Resources Library on our website.

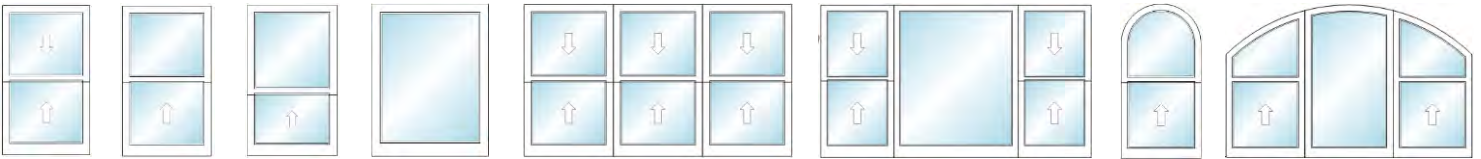
# Operating 4 9/16" JAMB



# Picture Unit 4 9/16" JAMB

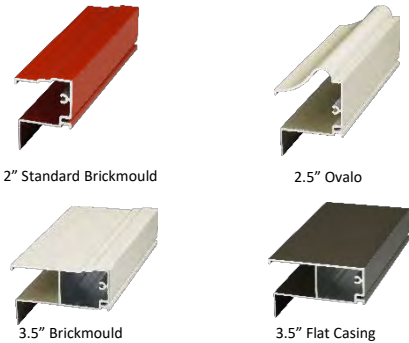


Additional product details may be found on our website [www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary](http://www.sierrapacificwindows.com/ProfessionalResources/TechnicalLibrary)



Typical configurations shown. Contact us for additional options.

## EXTERIOR TRIM OPTIONS

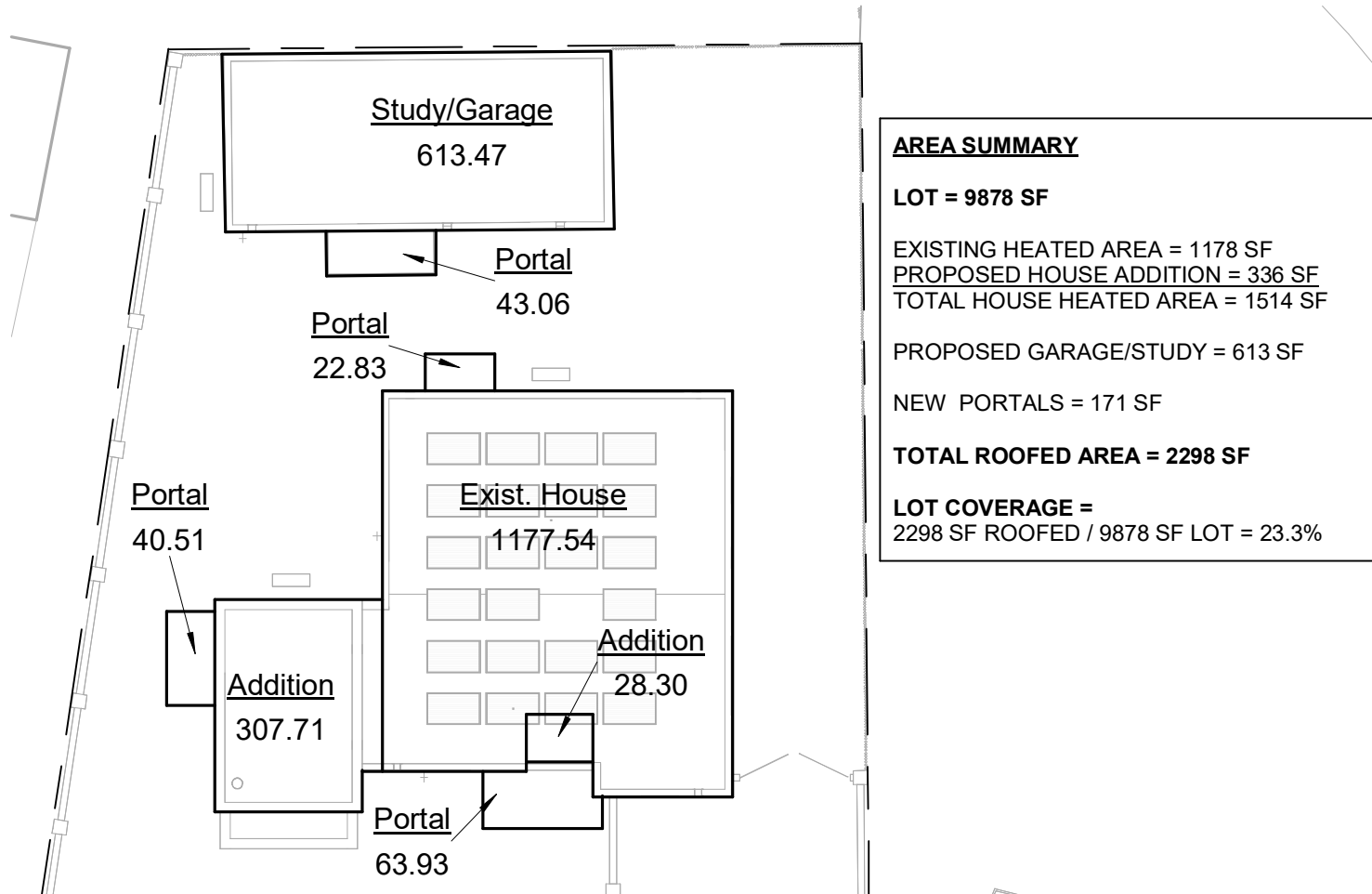


Place Business Card or  
Company Information Here

## Clad FeelSafe Monument Double Hung / Single Hung Additional Features

- Color Palette of 50 colors in powder coated AAMA 2604 with optional AAMA 2605 finish. Some design collections only available in AAMA 2604.
- Extensive offering of impact resistant performance glass available using Cardinal spacer for optimum efficiency.
- Simulated Divided Lites available in 5/8", 7/8" and 1" Putty; 5/8", 7/8", 1", 1-1/4" and 2" Traditional and Contemporary.
- Grilles-Between-Glass available in 5/8" and 1" flat.
- 10 factory finished Ultra Coat Paint, 3 Ultra Stain interior or primed white or black interior options.

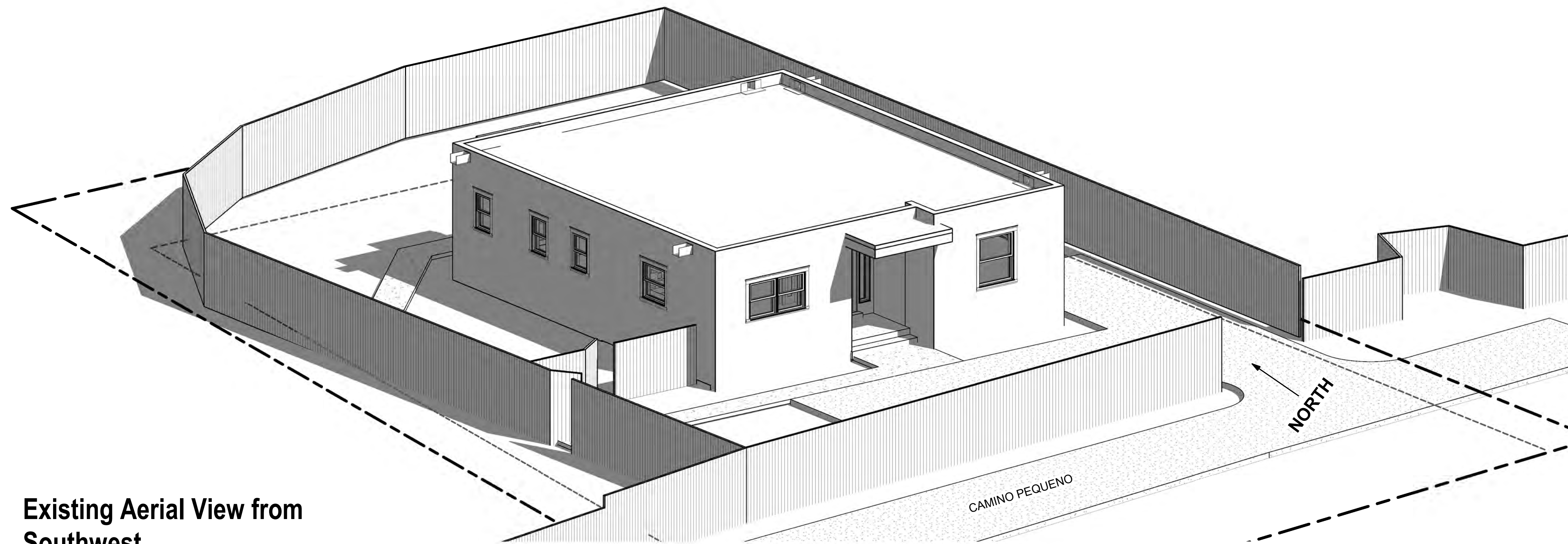
Please visit our website [www.sierrapacificwindows.com](http://www.sierrapacificwindows.com) for additional details or to contact your nearest Sierra Pacific Branch or Dealer location.



# BUILDING AREA PLAN

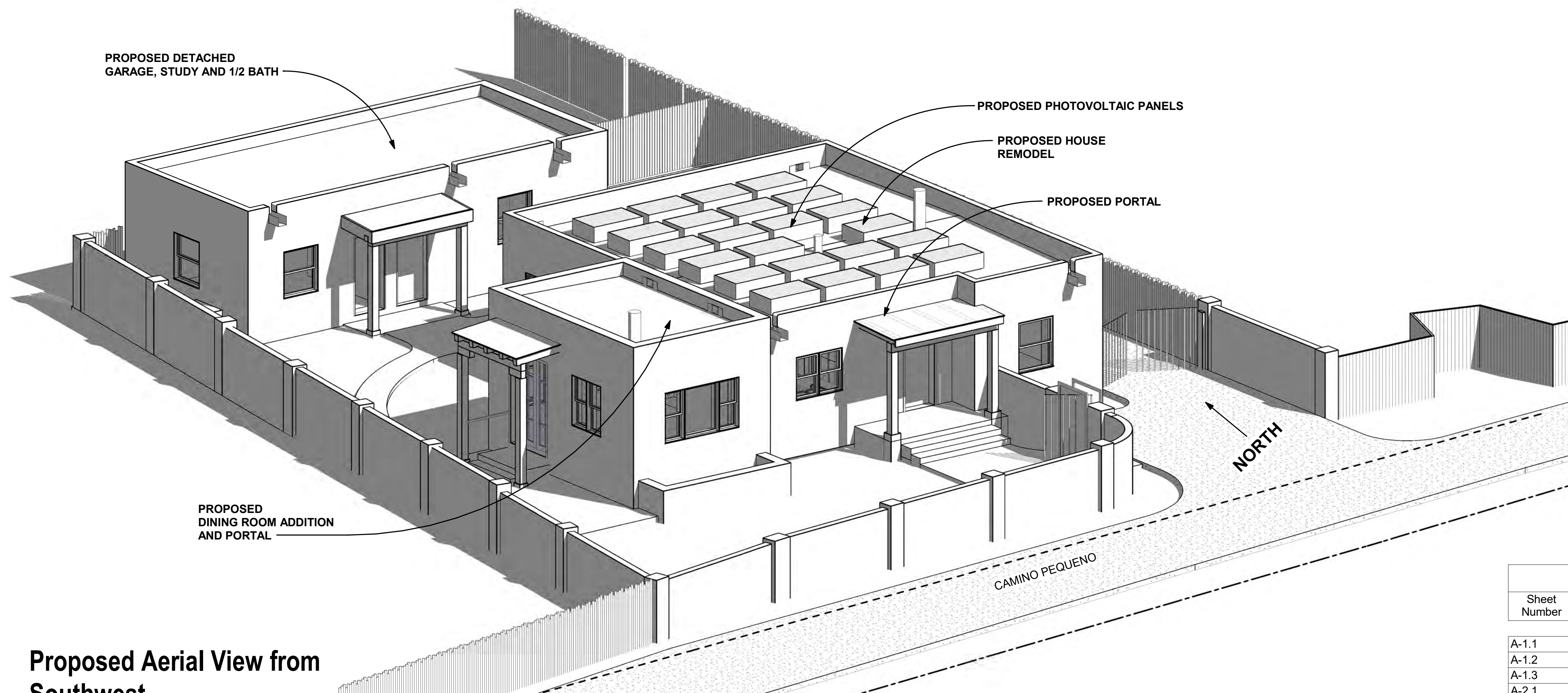
3

1/16" = 1'-0"



Existing Aerial View from Southwest

1



Proposed Aerial View from Southwest

2

SHEET LIST	
Sheet Number	Sheet Name
A-1.1	VIEW FROM SOUTHWEST
A-1.2	VIEW FROM NORTHEAST
A-1.3	SITE PLAN
A-2.1	EXISTING AND PROPOSED FLOOR PLANS
A-2.2	ROOF PLANS
A-3.1	SOUTH ELEVATIONS
A-3.2	EAST ELEVATIONS
A-3.3	NORTH ELEVATIONS
A-3.4	WEST ELEVATIONS
A-3.5	GARAGE ELEVATIONS

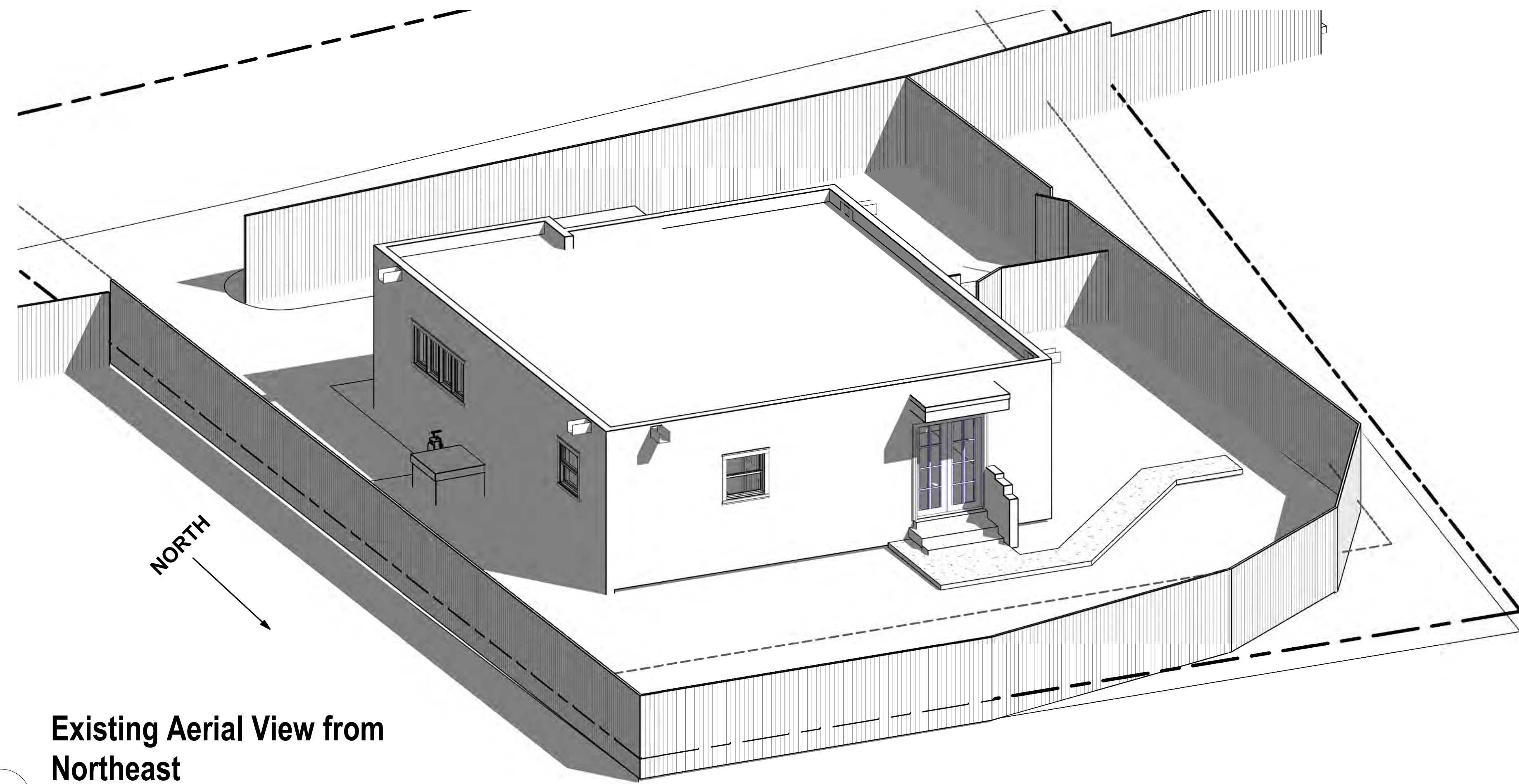
**Mathey and Associates Architects**  
 574 W. San Francisco St. Santa Fe, NM 87501  
 505/986-9854 email: matheyarchitecture@gmail.com

RESIDENTIAL REMODEL & ADDITION  
**1A Camino Pequeno**  
**City of Santa Fe, NM**

VIEW FROM SOUTHWEST

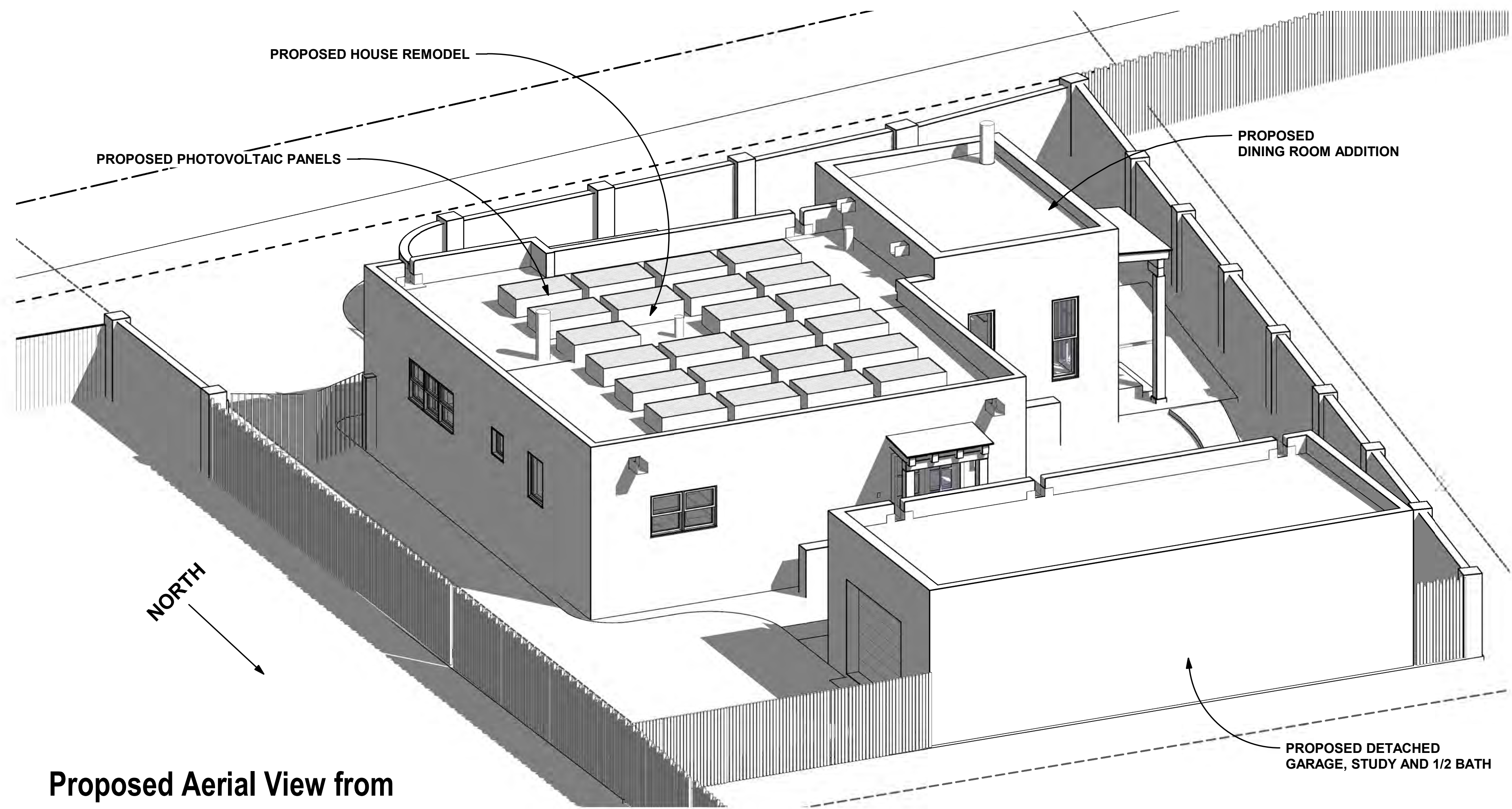
DATE:  
 HISTORIC DESIGN  
 REVIEW DEC. 16, 2024

Sheet No.  
**A-1.1**



Existing Aerial View from Northeast

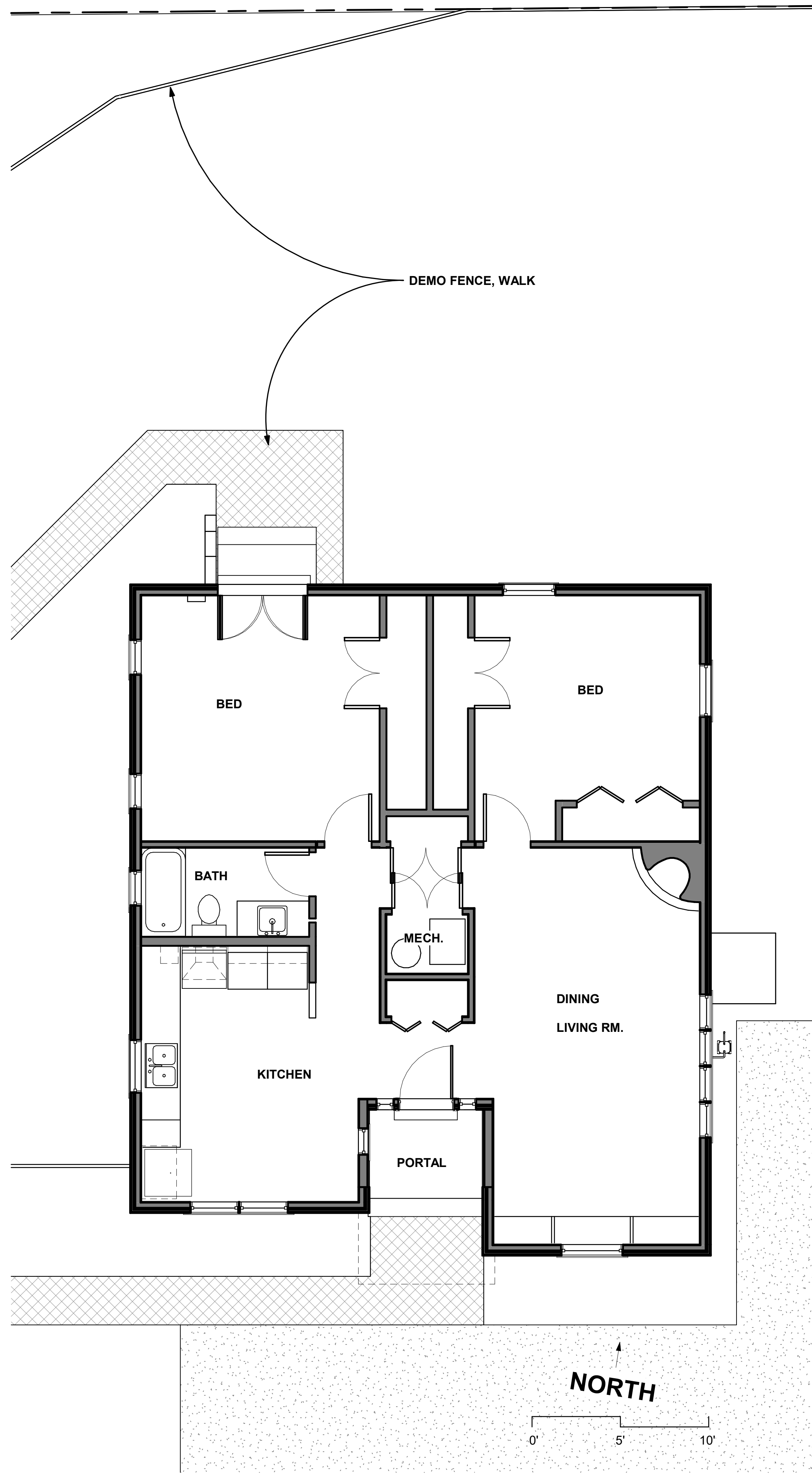
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Proposed Aerial View from Northeast

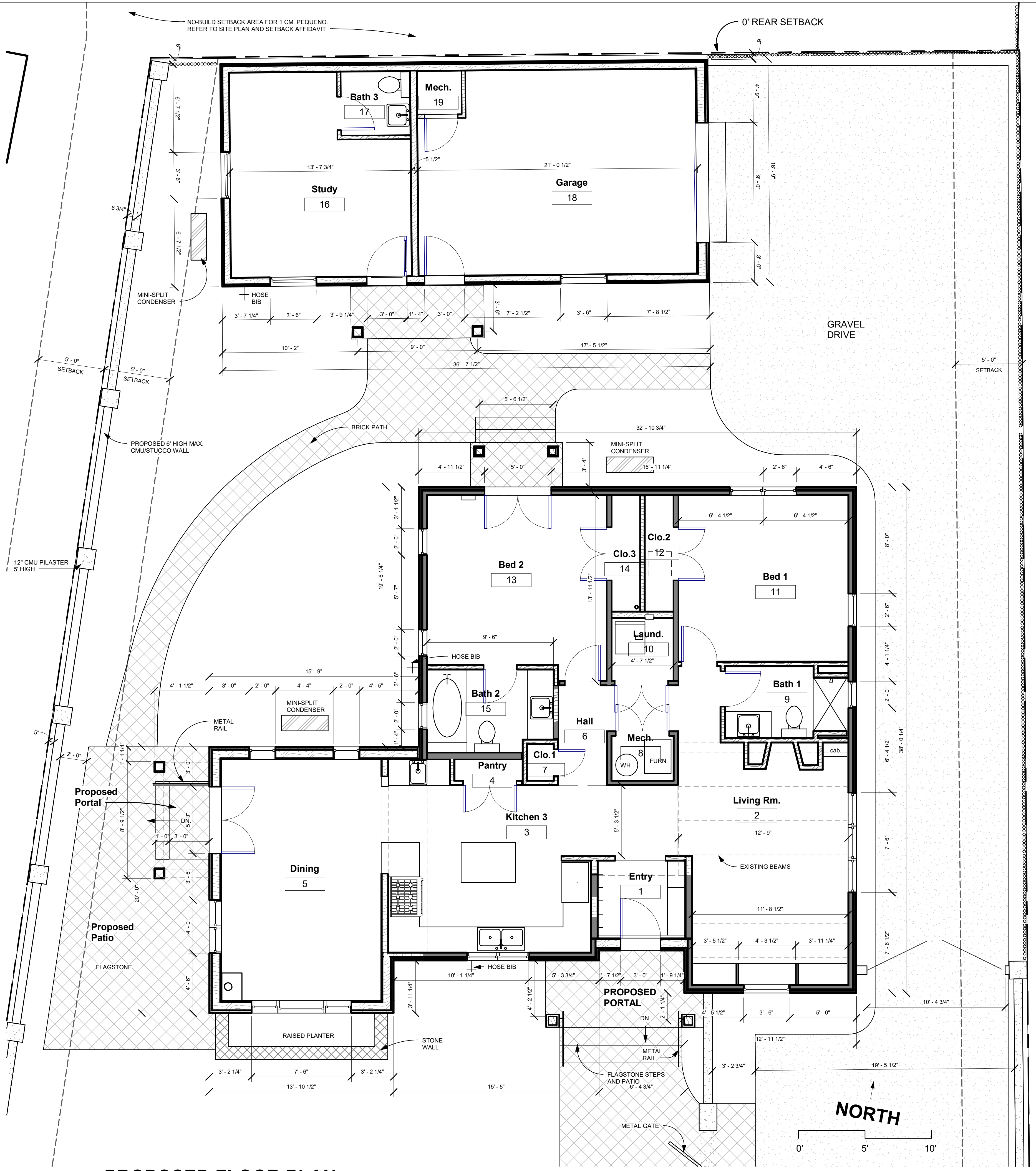
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**1 EXISTING FLOOR PLAN**

1/4" = 1'-0"



**2 PROPOSED FLOOR PLAN**

1/4" = 1'-0"

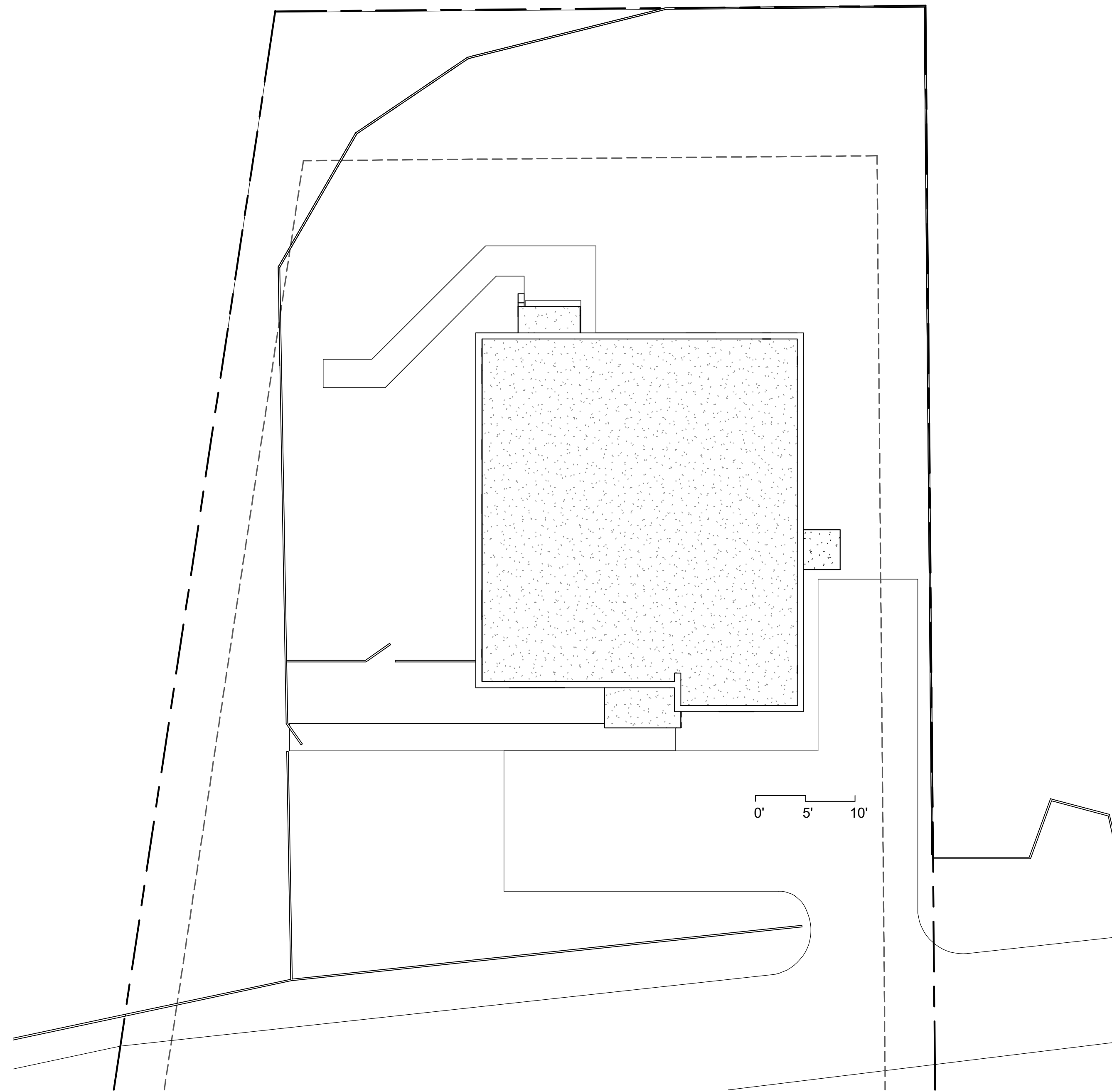
**Mathey and Associates  
Architects**  
574 W. San Francisco St. Santa Fe, NM 87501  
505986-9854 email: matheyarchitecture@gmail.com

**RESIDENTIAL REMODEL & ADDITION  
1A Camino Pequeno  
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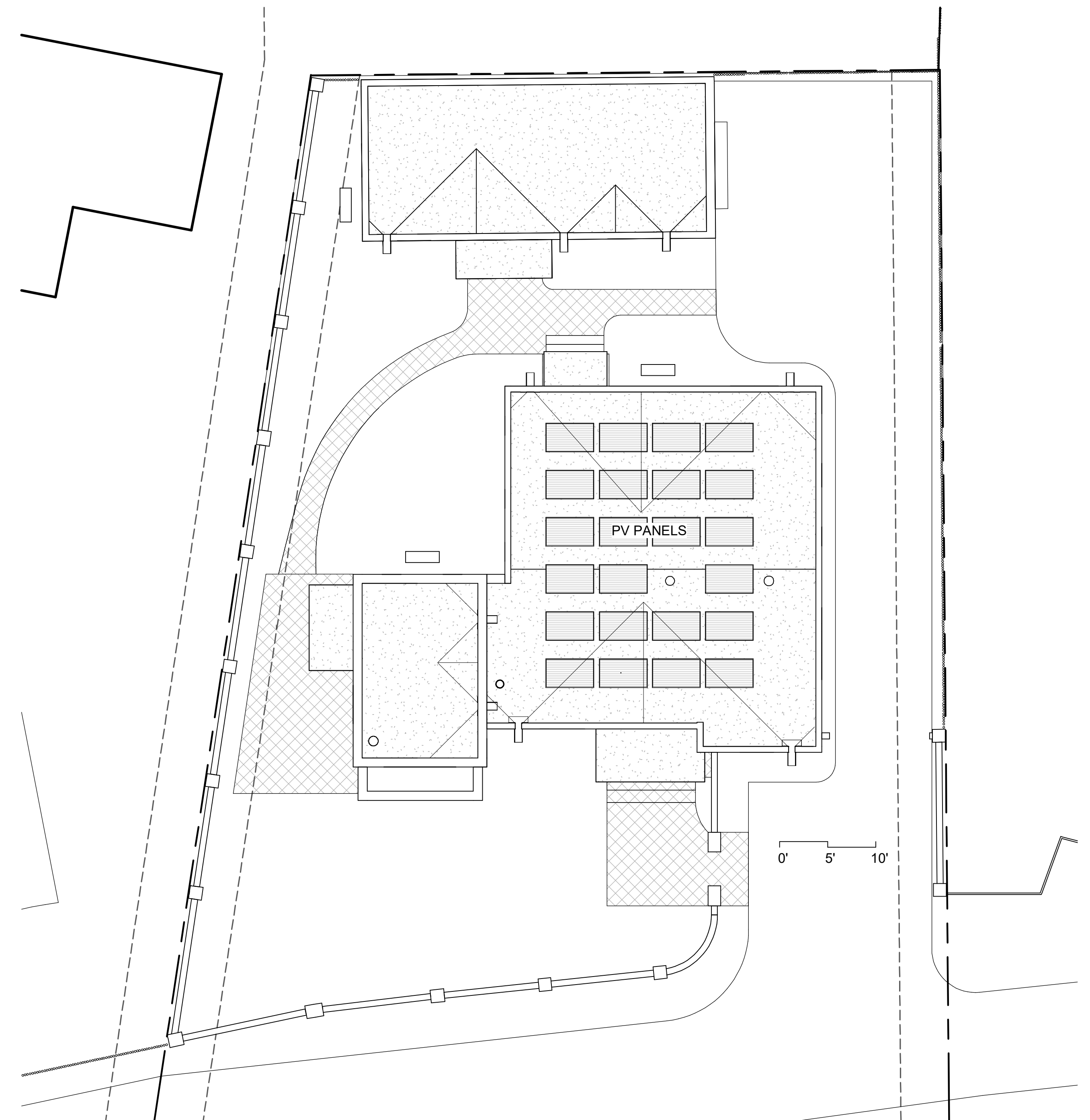
**EXISTING AND PROPOSED  
FLOOR PLANS**

DATE:  
HISTORIC DESIGN  
REVIEW DEC. 16, 2024

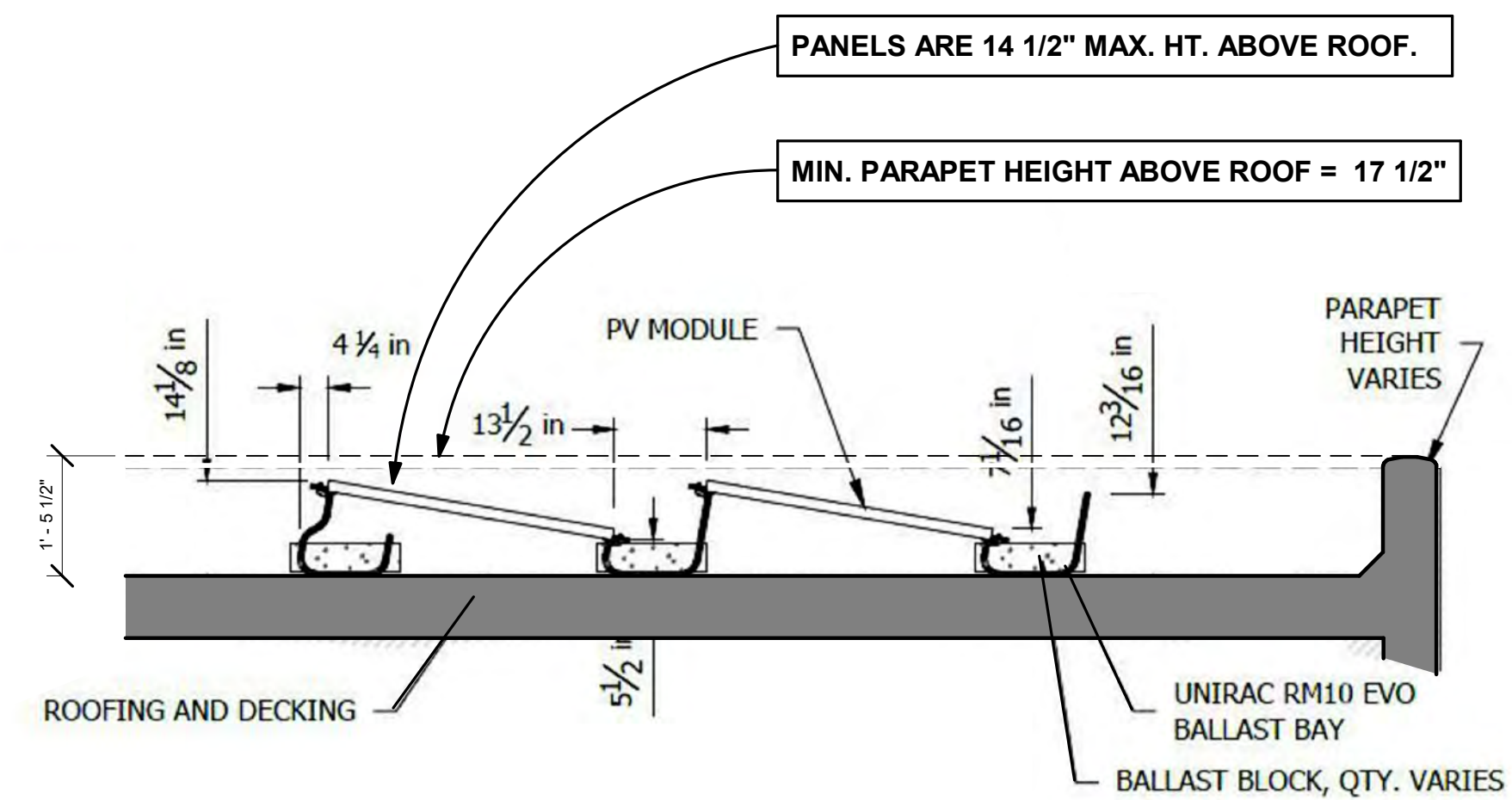
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A-2.1**



**1 Existing Roof Plan**  
1/8" = 1'-0"



**2 Proposed Roof Plan**  
1/8" = 1'-0"



**3 PV PANELS**  
1/2" = 1'-0"

**TYPICAL EXTERIOR FINISHES**

**STUCCO:**  
STO "SUEDE" #29 OR "PUEBLO" # 42 ELASTOMERIC OR CEMENT STUCCO, ROUNDED, BULLNOSE CORNERS, TYPICAL

**CANALES:**  
PRE-CAST CONCRETE, LIMESTONE COLOR, SMOOTH FINISH OR WOOD CANALE WITH GALV. FLASHING

**WOOD:**  
EXPOSED WOOD TO BE STAIN FINISHED, "SILVER ASH" #1073 OR "SMOKY QUARTZ" #1074, MINWAX OR EQUAL

**WINDOW AND DOOR COLORS:**  
NEW DOOR AND WINDOW TRIM TO BE "LINEN" #032 OR "SANDSTONE" #003 BY SIERRA PACIFIC WINDOWS.

**FLAGSTONE WALKS AND PATIO:**  
ROSE FLAGSTONE

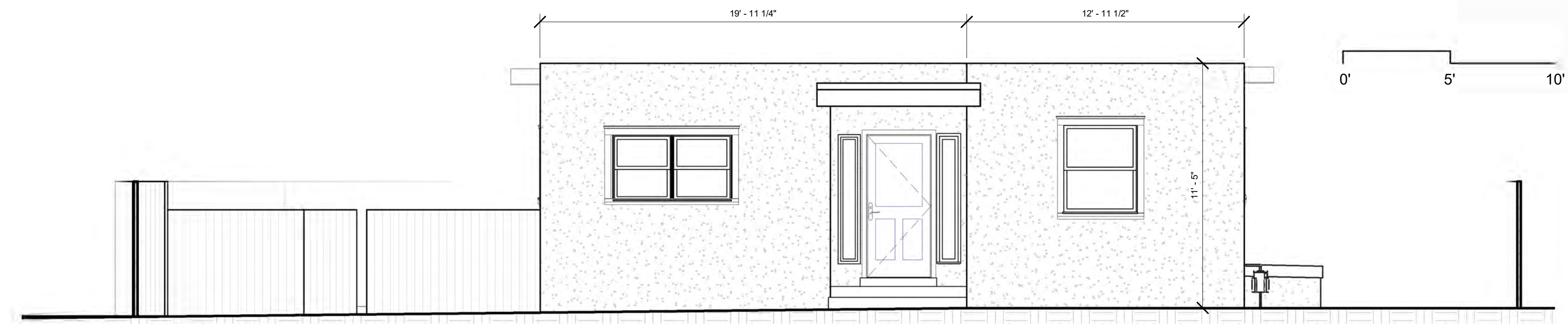
**EXTERIOR STONE WINDOW SILLS:**  
WHERE SHOWN, EXTERIOR WINDOW SILLS ARE TO BE 2" THICK ROSE COLORED FLAGSTONE

**GRAVEL :**  
DRIVEWAY TO HAVE CRUSHED GRAY GRAVEL.

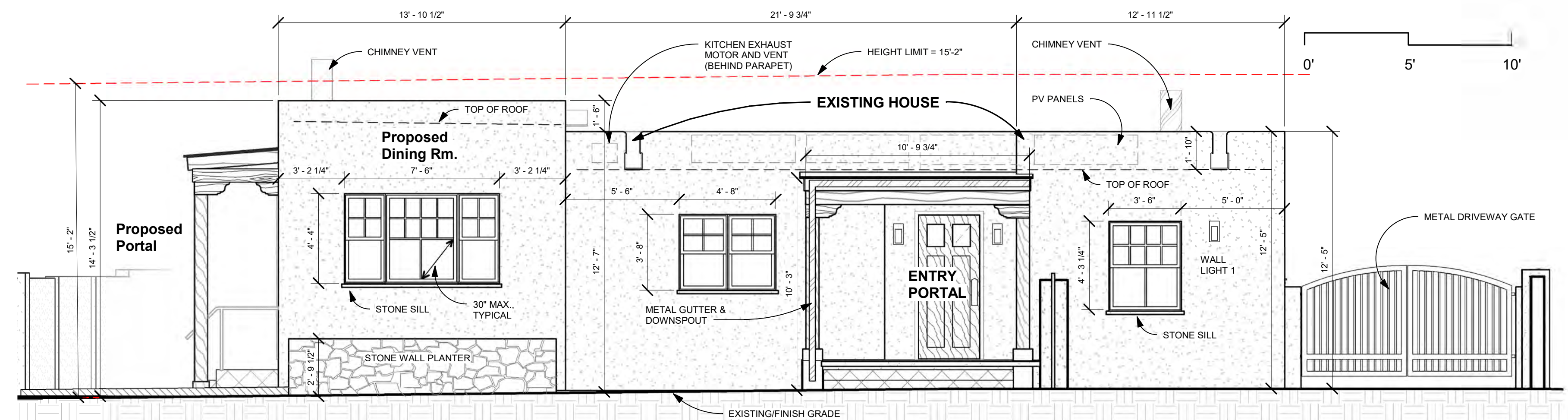
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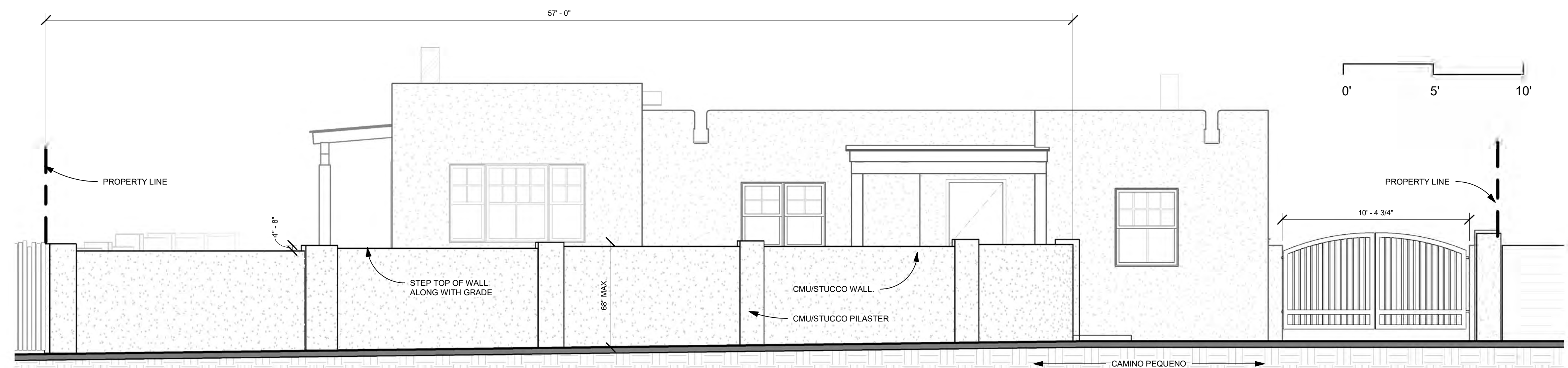
**NOTE: REFER TO HISTORIC DESIGN REVIEW SUBMITTAL LETTER FOR ADDITIONAL INFORMATION AND COLOR SAMPLES**



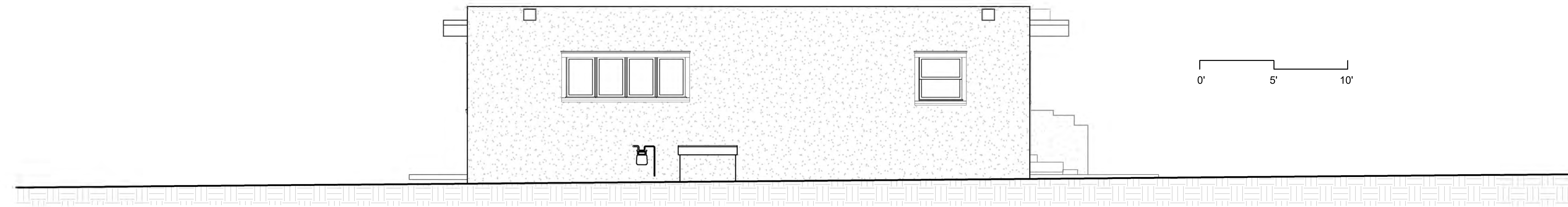
**1 Existing South Elevation**  
1/4" = 1'-0"



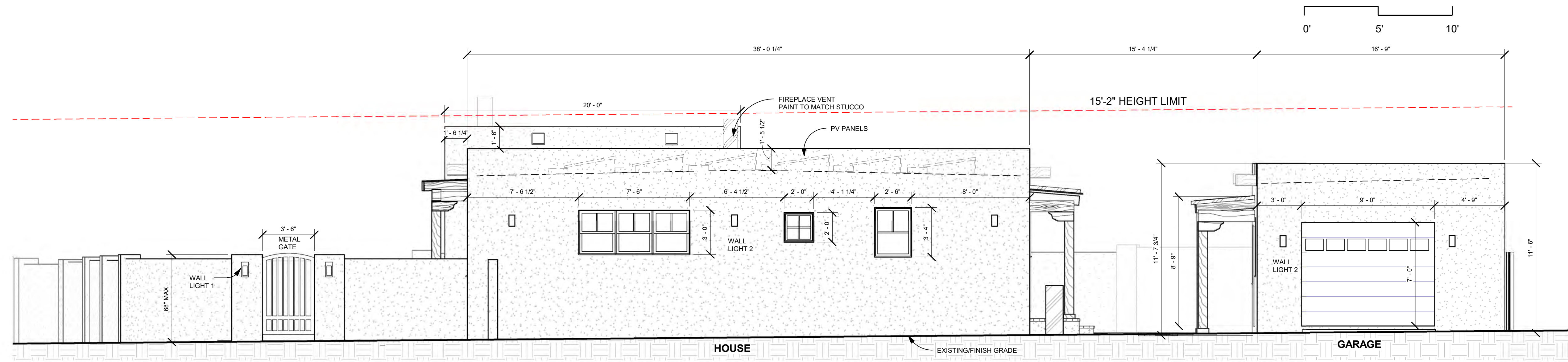
**2 Proposed South Elevation**  
1/4" = 1'-0"



**3 Proposed South Elev. with Yard Wall**  
1/4" = 1'-0"



**1 Existing East Elevation**  
1/4" = 1'-0"



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

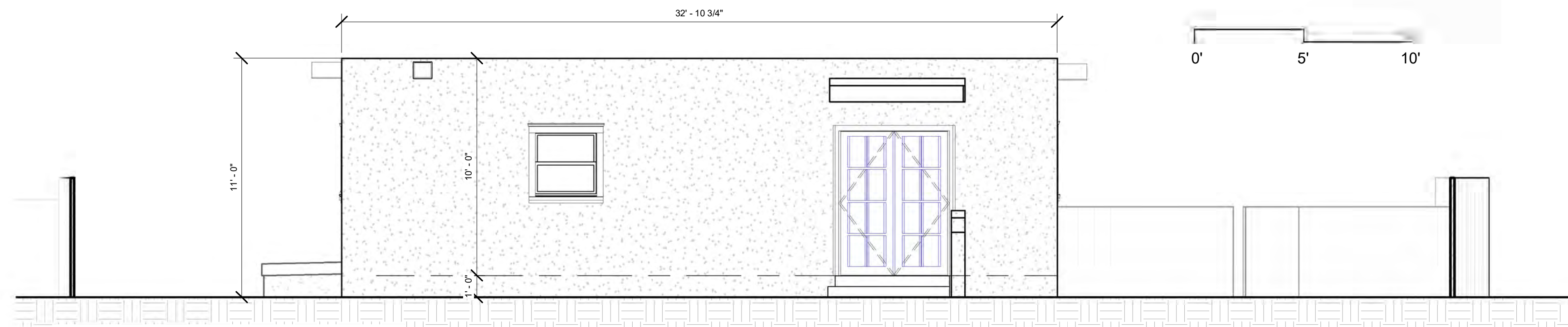
**Mathey and Associates  
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574 W. San Francisco St. Santa Fe, NM 87501  
505/986-9854 email: matheyarchitecture@gmail.com

RESIDENTIAL REMODEL & ADDITION  
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City of Santa Fe, NM**

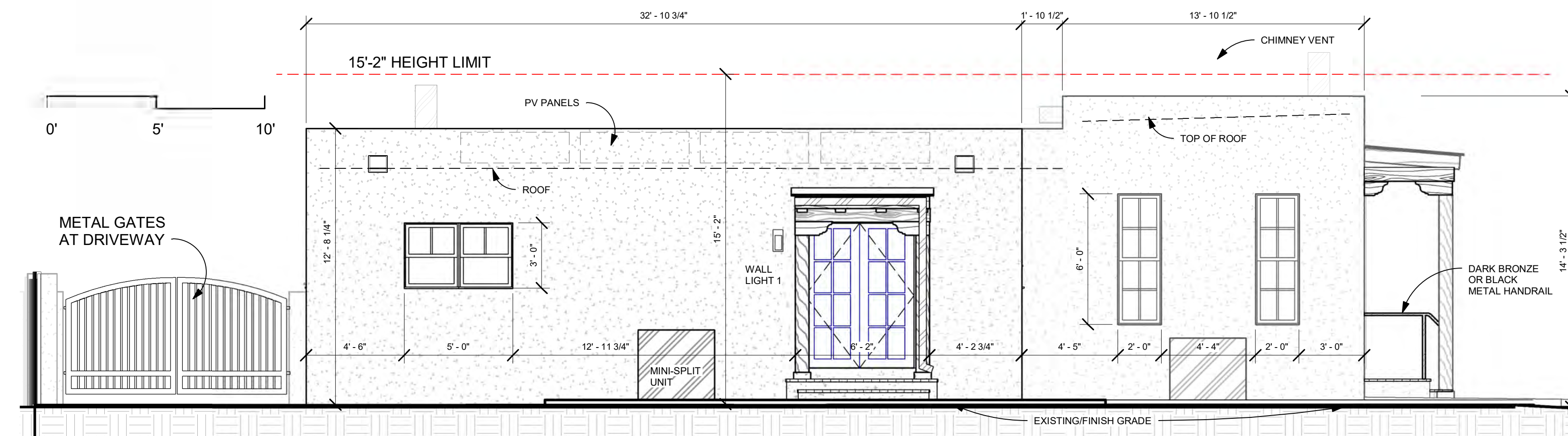
EAST ELEVATIONS

DATE:  
HISTORIC DESIGN  
REVIEW DEC. 16, 2024

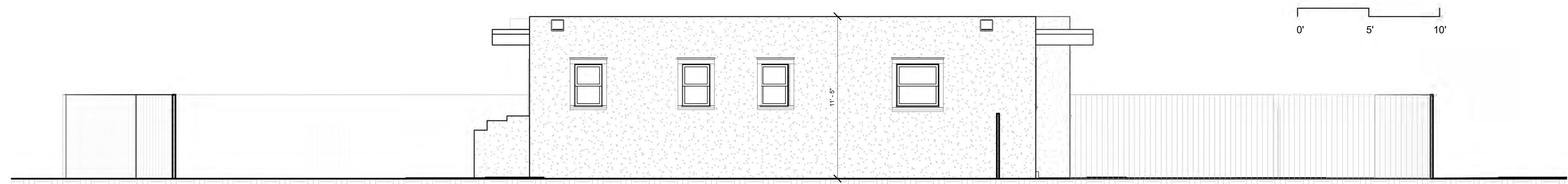
Sheet No.  
**A-3.2**



**1 Existing North Elevation**  
1/4" = 1'-0"



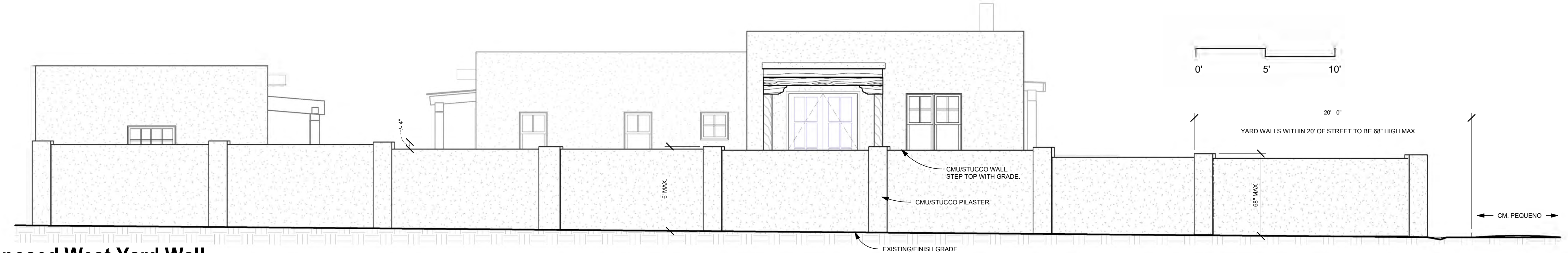
**2 Proposed North Elevation**  
1/4" = 1'-0"



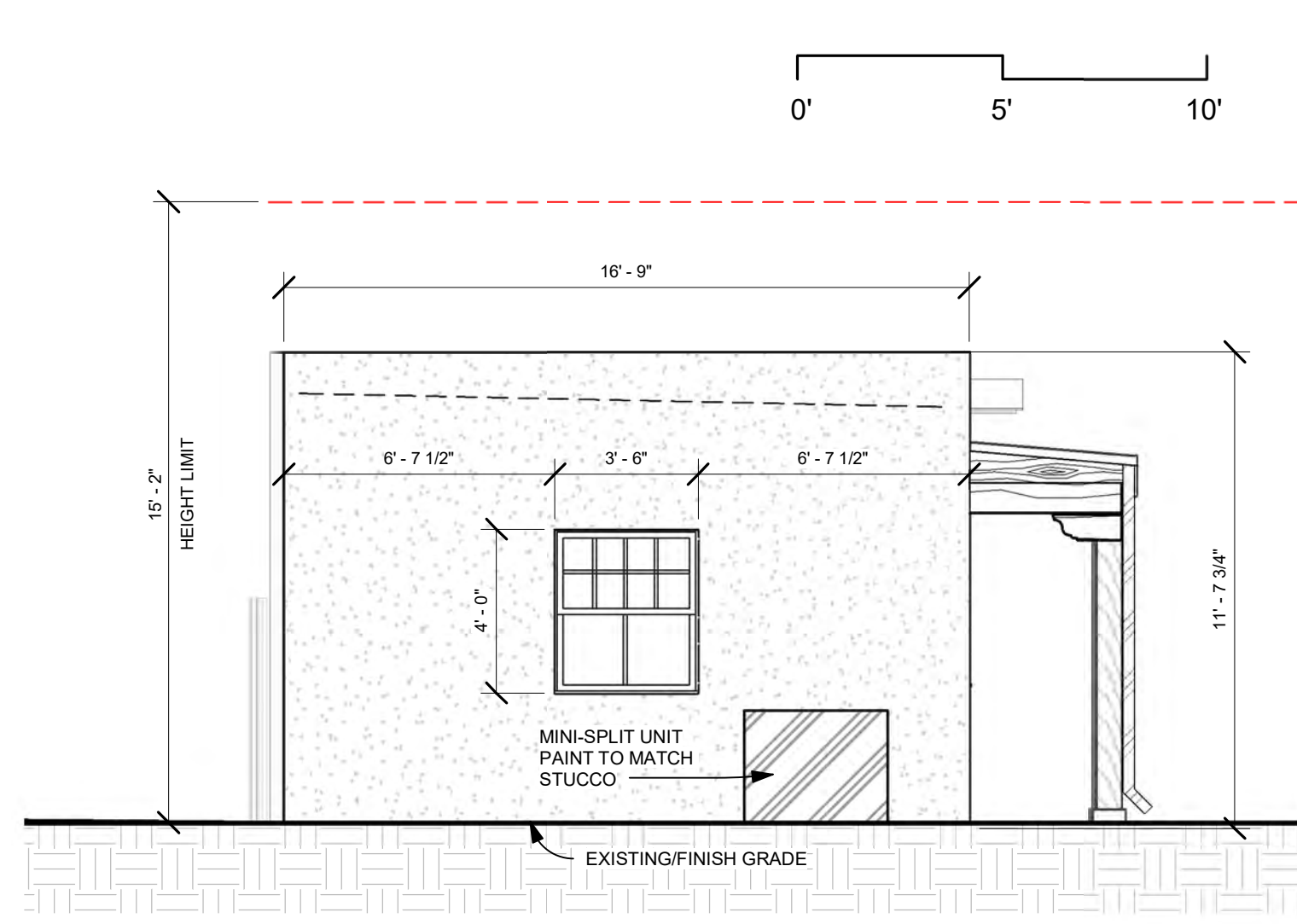
**1 Existing West Elevation**  
1/4" = 1'-0"



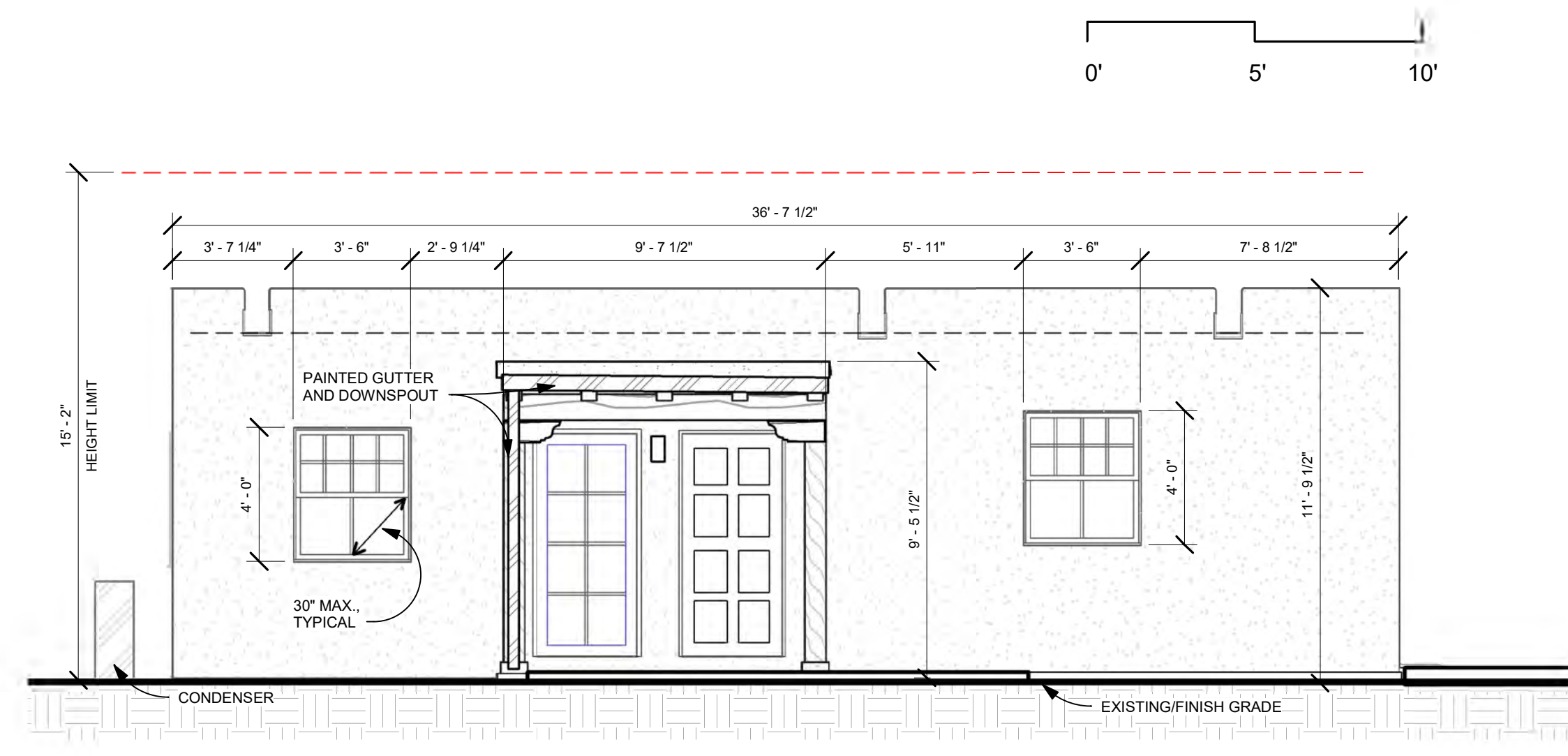
**2 Proposed West Elevation**  
1/4" = 1'-0"



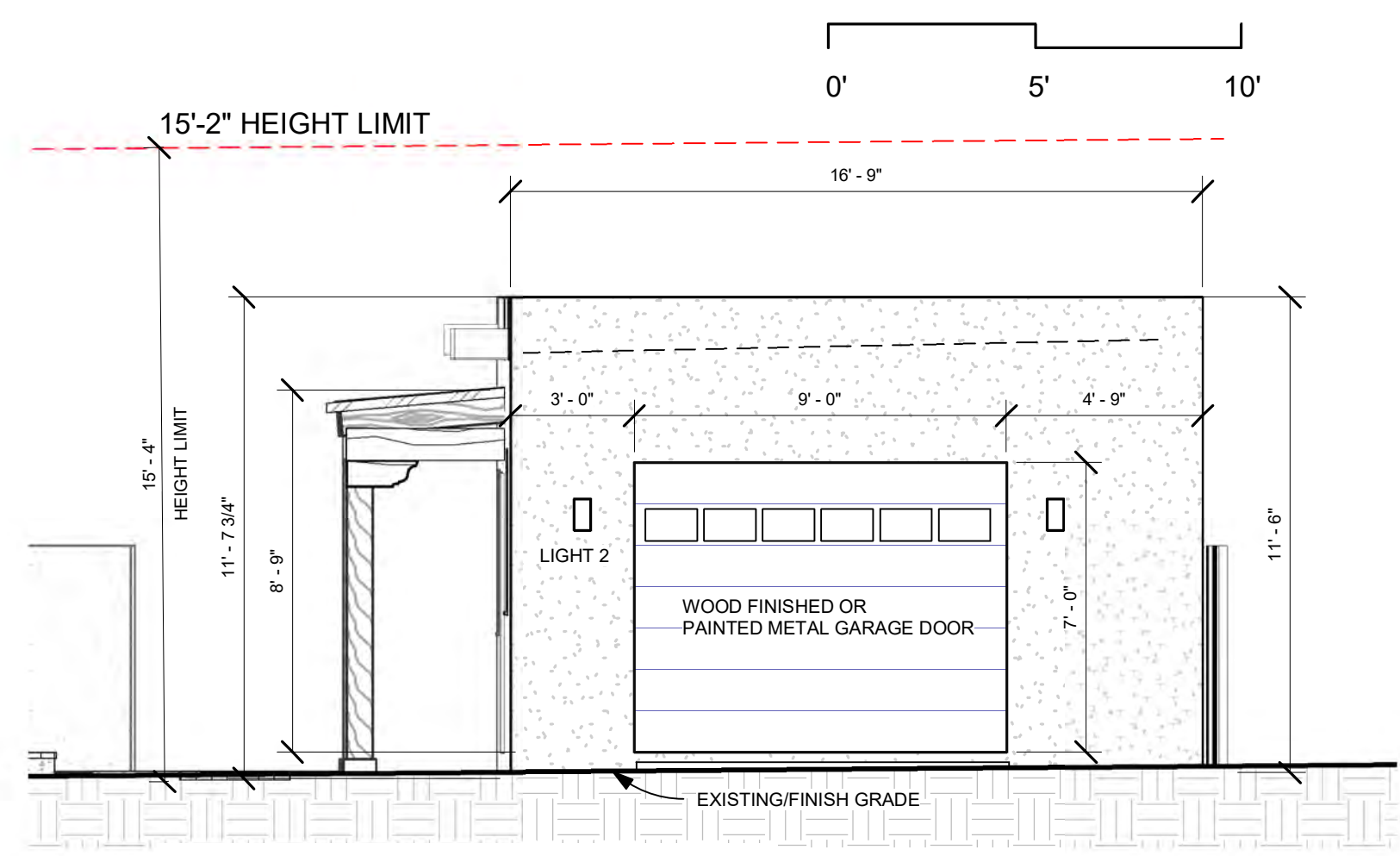
**3 Proposed West Yard Wall**  
1/4" = 1'-0"



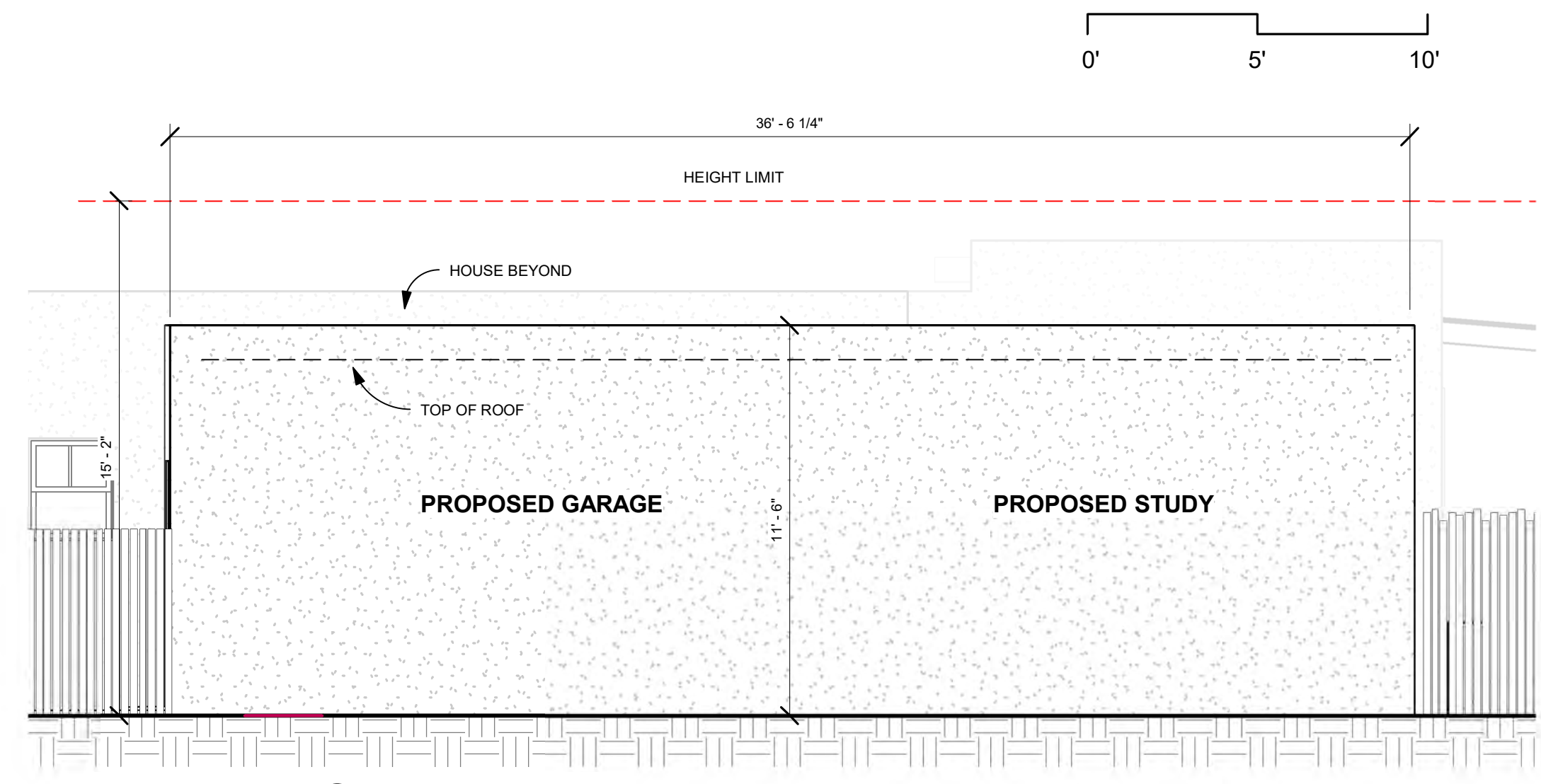
**1** Proposed Garage West  
1/4" = 1'-0"



**2** Proposed Garage South  
1/4" = 1'-0"



**3** Proposed Garage East  
1/4" = 1'-0"



**4** Proposed Garage North  
1/4" = 1'-0"

**GARAGE ELEVATIONS**

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GARAGE ELEVATIONS

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Sheet No.  
**A-3.5**