

## H. ACTION ITEMS

Chair Rios asked for staff to display the case being discussed and announced to the public the procedures for appealing a decision of the Board.

1. **Case #H-18-139. 1184 Cerro Gordo Road.** Downtown & Eastside Historic District. Trey Jordan Architects, agent for Sage Haven LLC, owners, proposes to construct a 3,564 sq. ft. residence and attached guesthouse to a height of 14'3" where the maximum allowable height is 16'5" on a vacant lot. (Carlos Gemora, Planner, CEGemora@santafenmn.gov, 955-6670)

Mr. Gemora presented the staff report as follows:

### **BACKGROUND & SUMMARY:**

1184 Cerro Gordo is an approximately 0.25-acre vacant lot located in the Downtown and Eastside Historic District. The applicant proposes to construct a 3,600 sq. ft. residential structure which includes a one-bedroom principal house and a one-bedroom attached guesthouse. The applicant seeks to comply with Recent Santa Fe Style guidelines and would incorporate the following design features:

1. "Belle Glade" colored cementitious stucco building walls to a height of 14'-3" (16'-5" maximum height allowed). Stucco around the alcoves and under portals will be colored "Navajo White."
2. "Charcoal Smudge" colored steel fascia and canales.
3. "Classic French Grey" stained wood columns.
4. "Shale" colored metal-clad windows. All windows not under portals will have divided lites.

The south elevation is notable for large, plate-glass windows and doors which are greater than 40% of the total area but which are not publicly visible and are located under large portals in compliance with Recent Santa Fe Style guidelines (14-5.2(E)(2)(b)). The two properties to the west of 1184 Cerro Gordo are also notable for southern-facing plate-glass atriums on non-publicly visible facades.

### **RELEVANT CODE CITATIONS:**

14-5.2(E) Downtown and Eastside Design Standards

(2) Recent Santa Fe Style

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:

- (a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;
- (b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;
- (c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;
- (d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, 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;
- (e) The publicly visible façade 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. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
- (f) flat roofs shall have not more than thirty (30) inches overhang.

**STAFF RECOMMENDATION:**

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Design Standards.

**Questions to Staff**

Chair Rios asked about public visibility.

Mr. Gemora said on a winter day, a person could see through the vegetation the northern and some of the east façade, but most of it is hidden.

### Applicant's Presentation

Mr. Trey Jordan, 227 East Palace, Suite W, was sworn and said this is a quiet, tucked in building. He stood for questions.

### Questions to Applicant

Chair Rios asked him to describe the stucco color.

Mr. Jordan said it is a new color and asked if the Board did not get the sample he submitted.

Chair Rios asked if it would have sharp corners.

Mr. Gemora looked for the sample to share with the Board.

Mr. Jordan said the corners were not crisp, but slightly rounded.

Chair Rios asked if there would be anything visible on the roof.

Mr. Jordan said no.

Mr. Jordan described the stucco color as like Sahara but slightly less yellow.

Chair Rios noted there is a porch which explained the lack of divided lites.

Mr. Jordan agreed.

Chair Rios asked for the window color.

Mr. Jordan said it is Shale, which is a dark grey and he also submitted a sample sheet for that color.

### Public Comment

Mr. John Eddy, 227 East Palace, Suite D, was sworn. He indicated that he had nothing positive or negative to say about this project, but about visibility and tree vegetation. We are likely to see many trees go away with climate change and will have to put an extra layer of criteria in there when there might not be so many trees.

Ms. Stefanie Beninato, PO Box 1601, was sworn. She agreed with Mr. Eddy and thought the policy has been not to consider vegetation which can go away from climate change or human intervention. She wondered about allowing a non-approved color. As one for the tourists, she suggested that instead of 44 shades, you should go to 50 shades.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

### Board Discussion

Chair Rios said public visibility is very important in these cases and was not considering vegetation. If you can see a project, it affects the streetscape. And she was not saying they don't have to comply with rules and regulations in the ordinance.

Member Katz noted regarding visibility, that we don't have to wait for climate change because every winter, the leaves fall off and we are judging it on that basis. And the north and the northeast of the east façade are visible, and they are compliant. So he thought there was not a problem.

### Action of the Board

**MOTION: Member Roybal moved, seconded by Member Boniface, in Case #H-18-139 at 1184 Cerro Gordo Road, to approve the application as recommended by Staff. It meets all the design standards.**

**VOTE: The motion passed by unanimous (5-0) voice vote with Members Bayer, Biedscheid, Boniface, Katz, and Roybal voting in the affirmative and none voting against.**

- 2. Case #H-18-140. 828 Allendale and 338 Don Cubero Place. Don Gaspar Area Historic District. Carl Batt, agent/owner, proposes to replace windows and doors, construct 72" high coyote fences and a 72" high pedestrian gate, repair canales, install exterior lighting, and re-stucco one non-contributing and one un-stateded structure. (Gary Moquino, HPD Construction Inspector, GSMoquino@santafenm.gov, 955-6657)**

Mr. Moquino presented the staff report as follows:



# CITY OF SANTA FE, NEW MEXICO

**PROJECT DESCRIPTION:** Trey Jordan Architects, agent for Sage Haven LLC, owners, proposes to construct a 3,564 sq. ft. residence and attached guesthouse to a height of 14'3" where the maximum allowable height is 16'5" on a vacant lot.

Case number: **H-18-139**  
Project Type: HDRB

**PROJECT LOCATION (S):** 1184 Cerro Gordo Road

**PROJECT NAMES:**

OW – Sage House LLC 120 Quintana Street Santa Fe NM 87501  
AP – Trey Jordan Architects 227 East Palace Avenue Suite W Santa Fe NM 87501

**PROJECT DATA:**

**HISTORIC DISTRICT**

Don Gaspar Area  Downtown and Eastside  Historic Review  Transition  Westside-Guadalupe

**HISTORIC BUILDING STATUS**

Non-Statused  Non-Contributing  Contributing  Significant  Landmark  N/A

**PRIMARY ELEVATIONS:**

North  South  West  East  N/A

PUBLICLY VISIBLE FACADE-EAST Yes  No

PUBLICLY VISIBLE FACADE-NORTH Yes  No

PUBLICLY VISIBLE FACADE-SOUTH Yes  No

PUBLICLY VISIBLE FACADE-WEST Yes  No

**HISTORIC DISTRICT INVENTORY NUMBER**

**YEAR OF CONSTRUCTION**

Vacant

**PROJECT TYPE**

Status  Primary Elevations  Remodel  Demolition  New  Other \_\_\_\_\_

USE, EXISTING Residential  Non-Residential  Vacant

USE, PROPOSED Residential  Non-Residential

**HISTORIC BUILDING NAME**

\_\_\_\_\_

# City of Santa Fe, New Mexico

# memo

DATE: December 11, 2018  
TO: Historic Districts Review Board Members  
FROM: Carlos Gemora, Land Use Planner

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CASE # H-18-139

ADDRESS : 1184 Cerro Gordo  
Historic Status: Vacant  
Historic District: Downtown & Eastside

## REFERENCE ATTACHMENTS (Sequentially):

### CITY SUBMITTALS

- Case Synopsis
- District Standards & yard wall & fence standards.
- Historic Inventory Form
- Zoning Review Sheet
- Other:

### APPLICANT SUBMITTALS

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

## STAFF RECOMMENDATION:

Staff recommends approval of the proposed project and finds that the application complies with Section 14-5.2(D)(9) General Design Standards for all Historic Districts, Height, Pitch, Scale, and Massing, and 14-5.2(E) Downtown and Eastside Design Standards.

## **BACKGROUND & SUMMARY:**

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- façade, 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;
- (e) The publicly visible façade 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. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and
  - (f) Flat roofs shall have not more than thirty (30) inches overhang.

# 1182 Cerro Gordo Road (Rear) Height Calculation

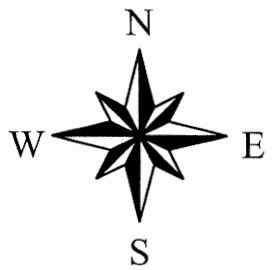
1184



Total: 275.8  
 Count: 19  
 Average: 14.5  
 Maximum Allowable Height: 16' 6"

DAR  
 4.21.05

- Text Arcvw
- Building rooflines
- L
- S
- C
- N
- NA
- NON
- NR
- Sfbldg.shp
- Sfeor.shp
- Sfparcll.shp
- Hdist.shp





# Preliminary Zoning Review Worksheet

## City of Santa Fe Land Use Department

<b>To Be Completed By Applicant:</b>		<b>Site Address:</b>	
Date Submitted: <u>10.31.18</u>		<u>1184 CERRO GORDO</u>	
<b>Property Owner of Record:</b>		<b>Proposed Construction Description:</b>	
Applicant/Agent Name: <u>TREY JORDAN</u>		<u>NEW HOUSE &amp; GUESTHOUSE</u>	
Contact Person Phone Number: <u>(505) 670-9403</u>		<b>TOTAL ROOF AREA:</b>	
Zoning District: <u>R-5</u>		Lot Coverage: <u>29</u> %	
Overlay: <input type="checkbox"/> Escarpment		<input type="checkbox"/> Open Space Required: <u>N/A</u>	
<input type="checkbox"/> Flood Zone*		<b>Setbacks:</b>	
<input checked="" type="checkbox"/> Other: <u>HISTORIC</u>		Proposed Front: <u>47</u> Minimum: <u>7</u>	
<b>Submittals Reviewed with PZR:</b>		2 <sup>nd</sup> Front? _____	
<input type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input type="checkbox"/> Building Plans		Proposed Rear: <u>60</u> Minimum: <u>15</u>	
<input type="checkbox"/> Existing Site Plan <input type="checkbox"/> Proposed Site Plan <input type="checkbox"/> Elevations		Proposed Sides: <u>L5 R5</u> Minimum: <u>5</u>	
<b>Supplemental Zoning Submittals Required for Building Permit:</b>		<b>Height:</b> Proposed <u>14'6"</u>	
<input type="checkbox"/> Zero Lot Line Affidavit		Maximum Height: <u>16'-5"</u> or	
<b>Access and Visibility:</b> <input type="checkbox"/> Arterial or Collector**		<input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance	
<input type="checkbox"/> Visibility Triangle Required		<input type="checkbox"/> Regulated by Escarpment District	
<b>Use of Structure:</b> <input checked="" type="checkbox"/> Residential		<b>Parking Spaces:</b>	
<input type="checkbox"/> Commercial Type of Use: _____		Proposed <u>3</u> Accessible <u>N/A</u>	
<b>Terrain:</b> <input type="checkbox"/> 30% slopes _____		Minimum: <u>3</u>	
* Requires an additional review conducted by Technical Review Division.		<b>Bicycle Parking**:</b>	
** Requires an additional review conducted by the Traffic Engineering Division.		Proposed: <u>0</u> Minimum: <u>0</u>	
		** Commercial Requirement	

THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

TREY JORDAN [  OWNER  APPLICANT  AGENT ]  
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE [Signature] DATE 10/31/18

<b>To Be Completed By City Staff:</b>	
<b>Additional Agency Review if Applicable:</b>	
<input type="checkbox"/> Escarpment Approval by _____ Date: <u>  /  /  </u>	
<input type="checkbox"/> Flood Plain Approval by _____ Date: <u>  /  /  </u>	
<input type="checkbox"/> Traffic Engineering Approval by _____ Date: <u>  /  /  </u>	
Notes: _____	
<b>Zoning Approval:</b>	
<input checked="" type="checkbox"/> Preliminary Approval with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: <u>Lower side heights for setbacks. (Both units &lt; 1500sf)</u>	
<u>Setbacks work, need to lower for setbacks. Can fit 4 parking spaces, ADU &lt; 1500sf.</u>	
REVIEWER: <u>[Signature]</u>	DATE: <u>10/31/18</u>



TREY JORDAN ARCHITECTURE

227 EAST PALACE AVE. SANTA FE NM 87501  
TEL (505) 983-5624 FAX (505) 982-3280

1 November 2018

Historic Preservation Division, City of Santa Fe  
Lincoln Avenue  
Santa Fe, NM 87501

Re: Proposed new residence & guesthouse at 1184 Cerro Gordo

Dear Staff and Board Members,

The proposed project is located on a vacant lot just off Cerro Gordo Road (in the Downtown-Eastside district) and includes a new 1076 sq ft residence with an attached 1042 sq ft guesthouse. The proposed design complies with the standards listed under "Recent Santa Fe Style" and incorporates elements of Pueblo Revival style through massing, materials, colors, and wall-dominated facades.

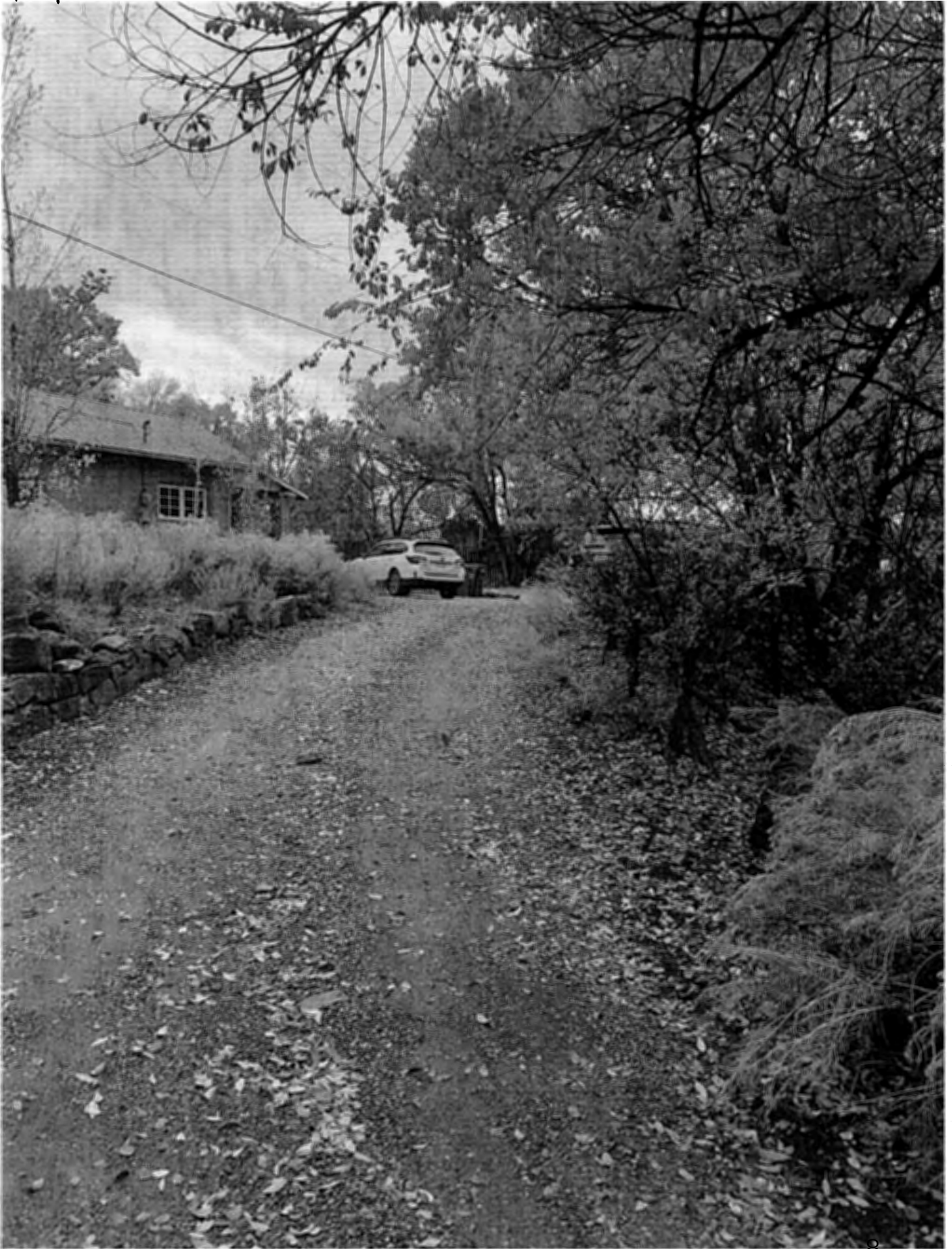
The new residence, off a private lane and sited between two existing houses, will have little or no public visibility. The allowable height calculation for this property is 16'-5". The proposed design has a maximum parapet height of approximately 14'-3". The building is predominately finished in cementitious stucco with some painted steel and wood detailing. The stucco color is to be El Rey "Belle Glade", except at the front door alcoves/portals which will be detailed in El Rey "Navajo White". Exposed steel fascia and canales will be painted Dunn-Edwards "Charcoal Smudge", and wood columns will be stained Sherwin-Williams "Classic French Grey". Doors and windows will be Kolbe "Shale" colored metal cladding.

Please feel free to contact me at the number below if I can answer any questions or provide additional information regarding this submittal. Thanks for your help in this matter.

Sincerely,

Trey Jordan  
Trey Jordan Architecture  
(505) 670-9403

1184 CERRO GORDO



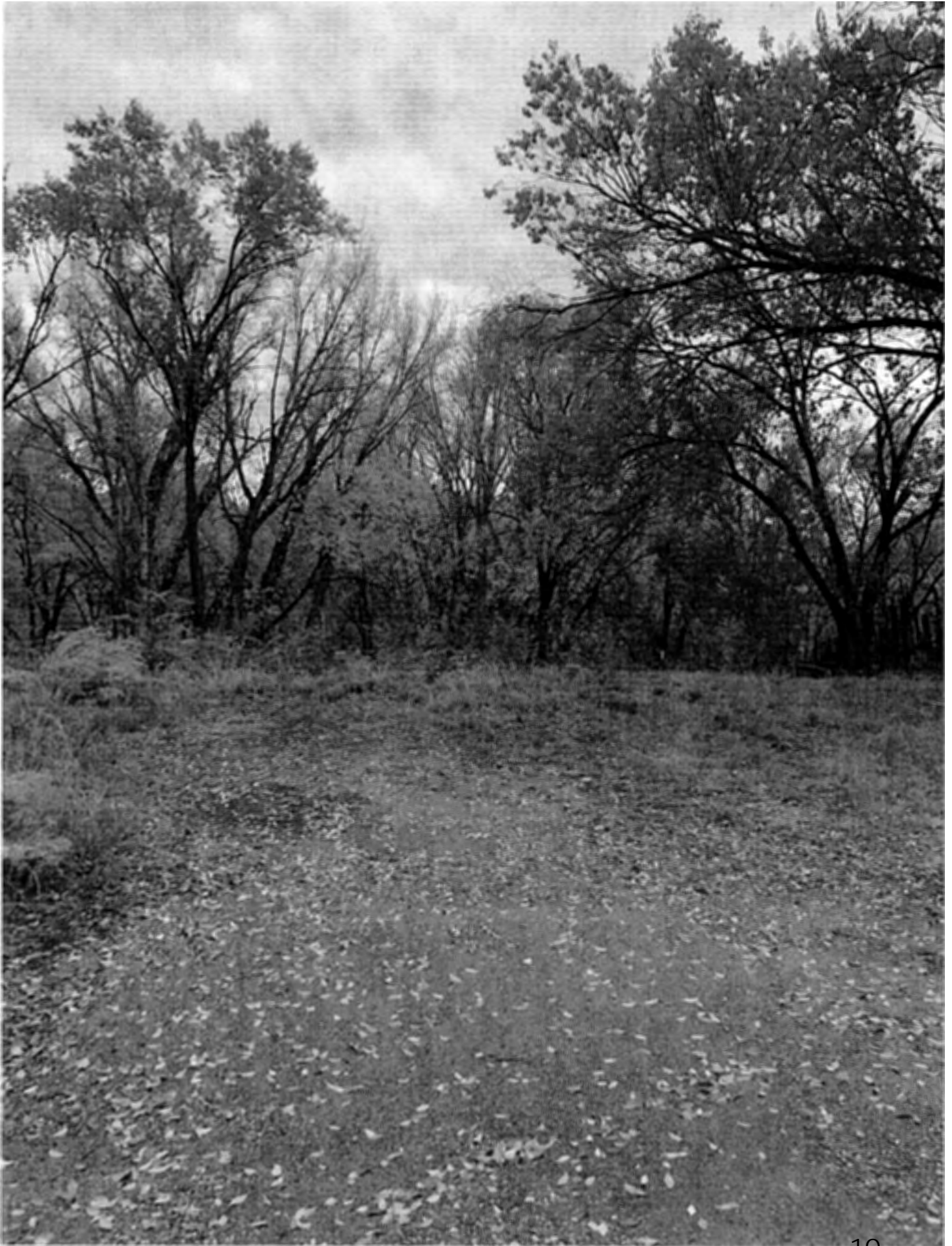
LOOKING TOWARDS SITE FROM ACERC 1 MILE

1184 CETRO GORDO



PRO. IECT SITE - LOOKING NORTH<sup>9</sup>

1184 CERRO GORDO



PROJECT SITE - LOOKING SOUTH<sup>10</sup>

1184 CERRO GORDO



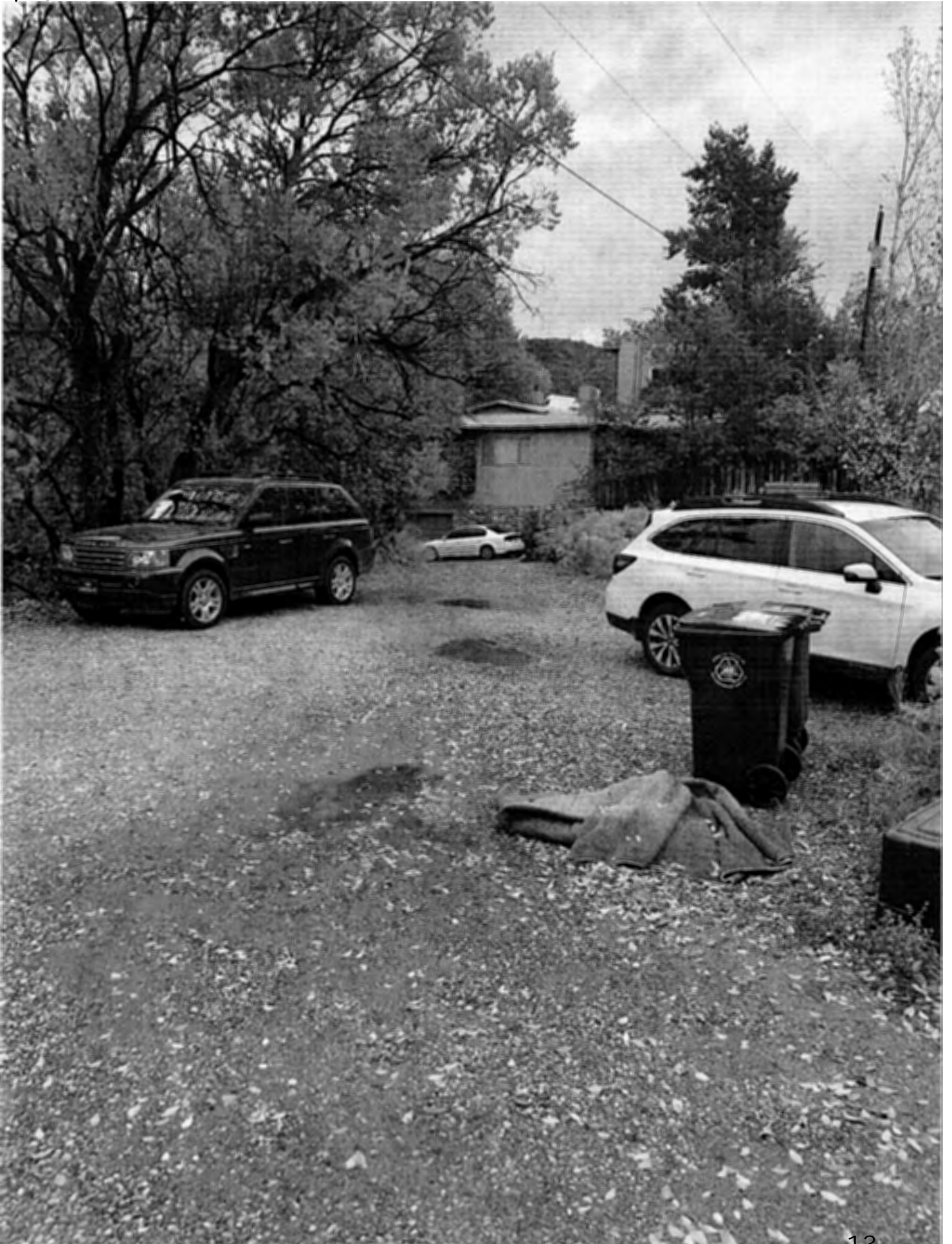
11  
LOOKING WEST FROM PROPERTY

1184 CERRO GORDO



12  
LOOKING EAST FROM LOT

1184 CERRO GORDO



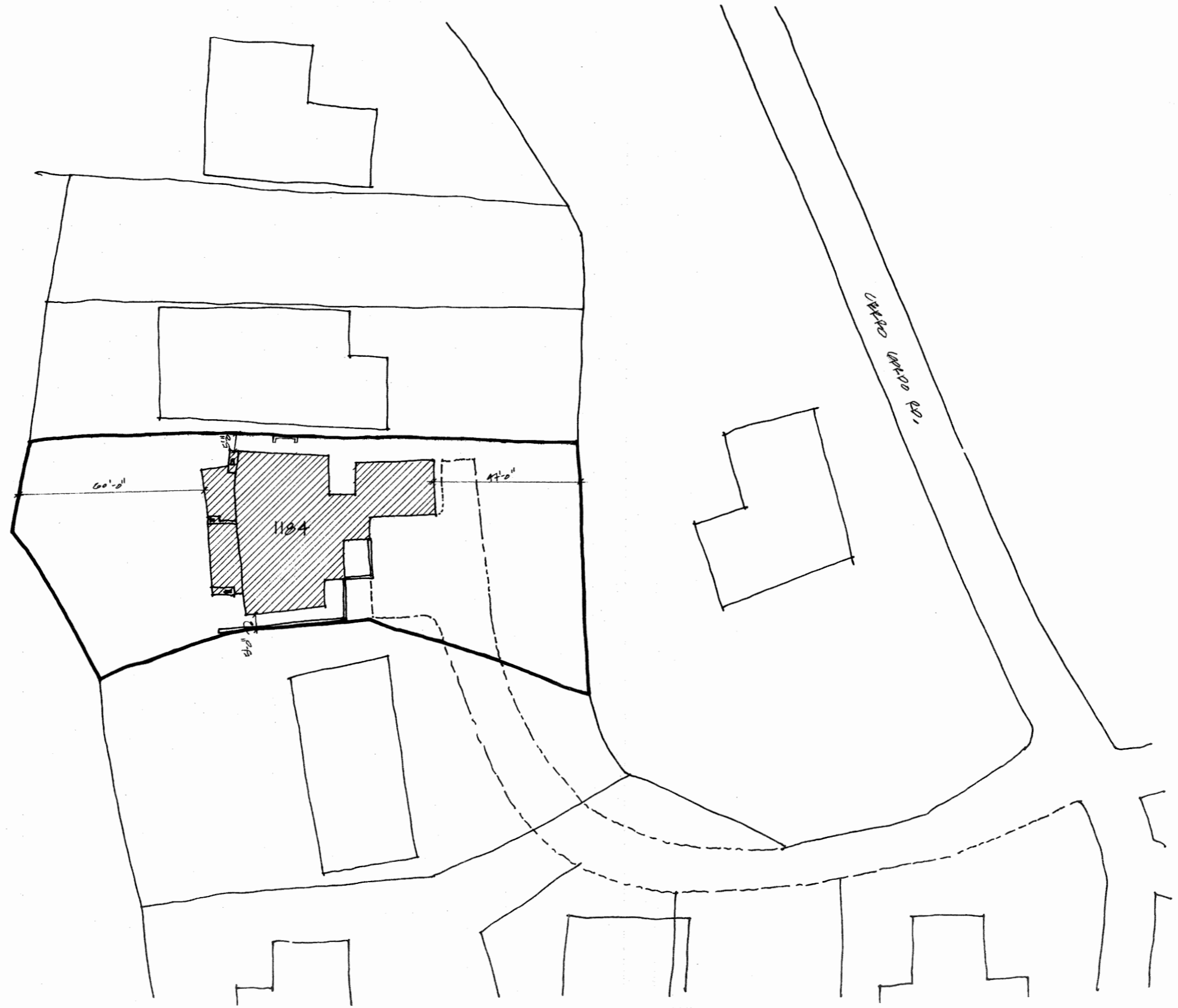
13  
LOOKING DOWN TRIVE TO PRIVATE LANE



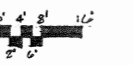
RECEIVED  
OCT 31 2018

TREY JORDAN ARCHITECTURE  
327 EAST PALACE AVENUE - SUITE 100  
DENVER, CO 80202  
BY: \_\_\_\_\_

ALL DRAWINGS, SPECIFICATIONS, PLANS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF AND OWNED BY TREY JORDAN ARCHITECTURE WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY WERE CREATED, EVOLVED, DEVELOPED AND PRODUCED FOR THE SOLE USE ON AND IN CONNECTION WITH THIS PROJECT AND NONE OF THE ABOVE MAY BE DISCLOSED OR GIVEN TO OR USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY USE OR PURPOSE WHATSOEVER INCLUDING ANY OTHER PROJECT, EXCEPT UPON WRITTEN PERMISSION AND DIRECTION OF TREY JORDAN ARCHITECTURE



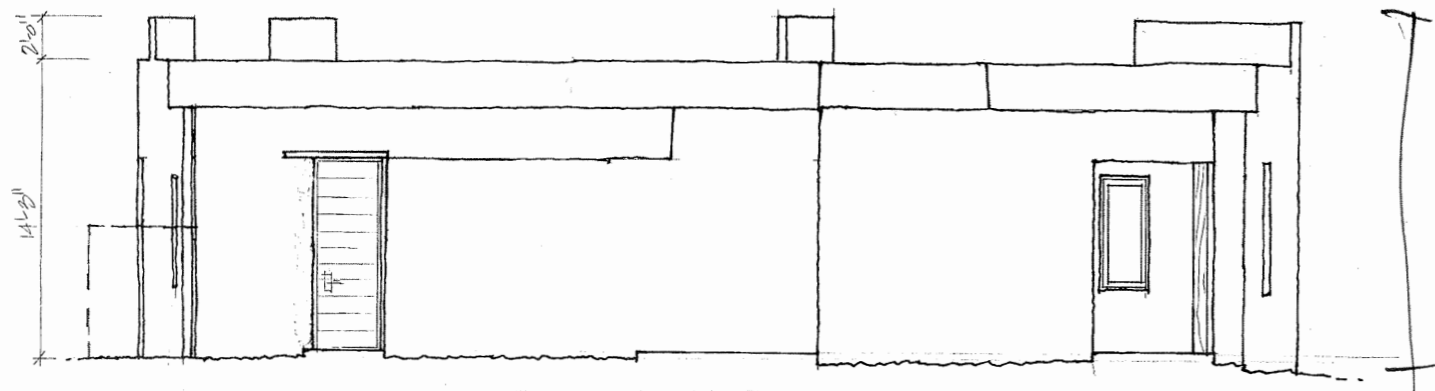
A new house and guesthouse at  
**1184 Cerro Gordo Road**  
Site Plan (1/16" = 1'-0")



*Trey Jordan*  
10/31/18

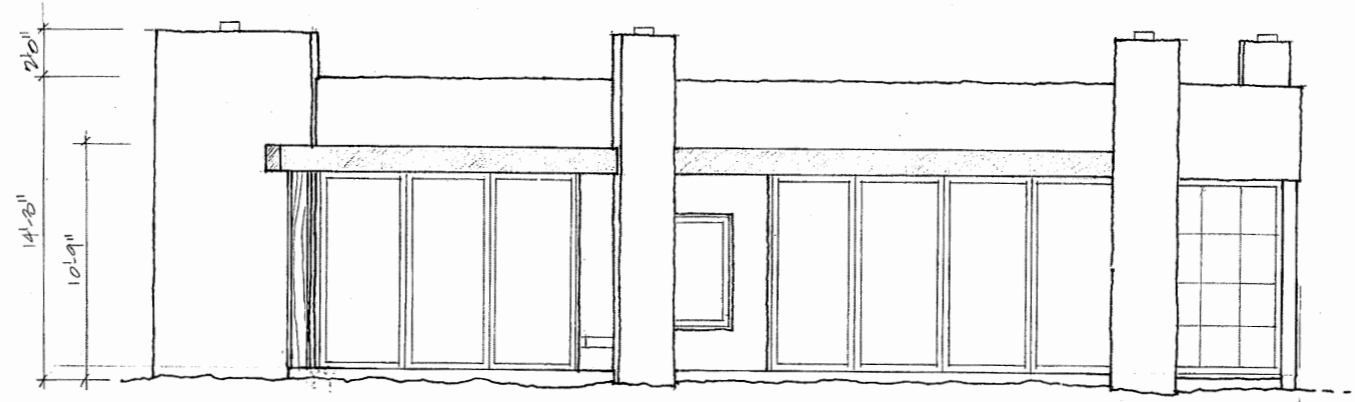
A1





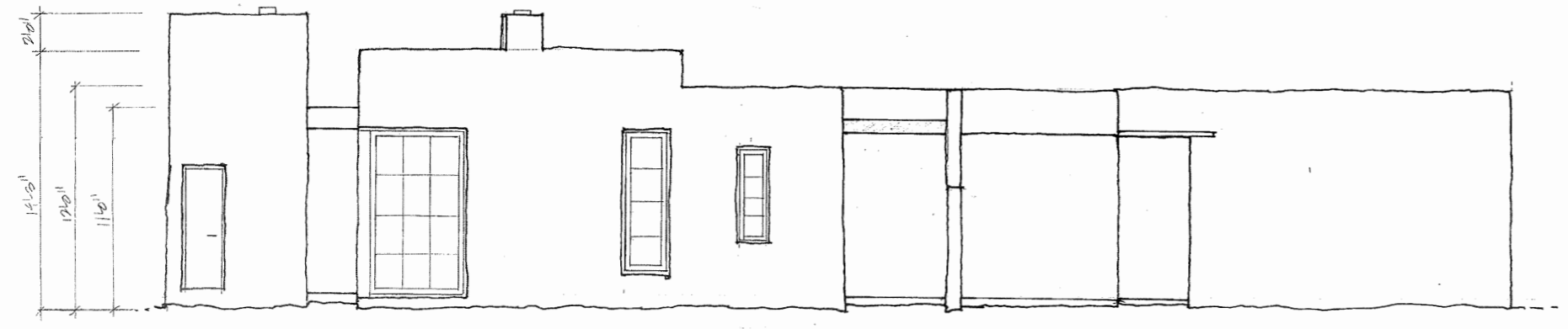
1. NORTH ELEVATION

*w/n 10' of  
Property line  
≤ 14' high*

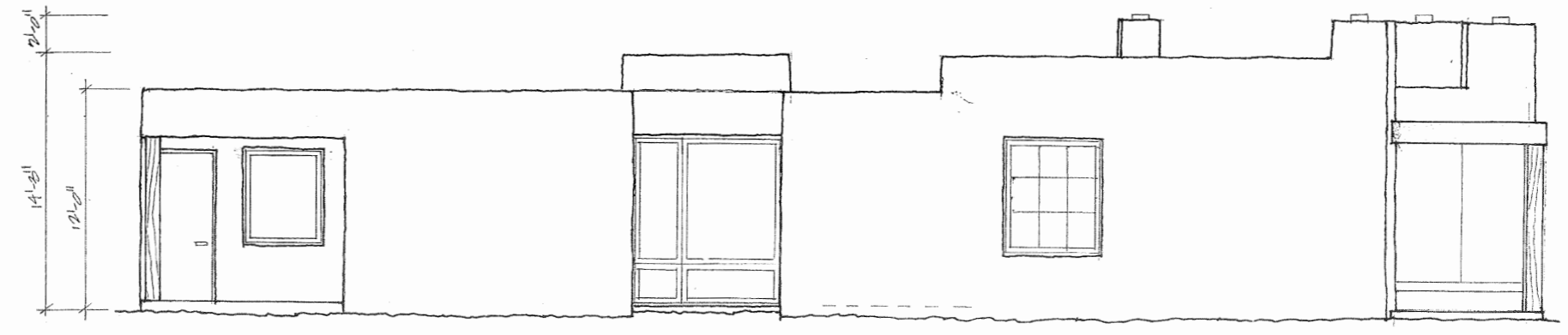


2. SOUTH ELEVATION

*14' max height  
w/n 10' of property  
line*



3. EAST ELEVATION



4. WEST ELEVATION

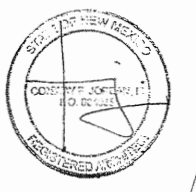


TREY JORDAN ARCHITECTURE  
227 EAST PALACE AVENUE - SUITE W  
SANTATE, NM 87501  
505.883.8244

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RECEIVED  
DEC - 3 2018

A new house and guesthouse at  
**1184 Cerro Gordo Road**  
Exterior Elevations (1/4" = 1'-0")



A3

*Check  
Setback  
Heights*