

Members of the Historic Board,

I am writing to submit a preliminary application for a project planned at 1302 Cerro Gordo Road. Currently, the $\frac{3}{4}$ acre property features a remodeled 1498sqft adobe guest house. The proposed new structure is a 2-story main home with a height of 22 feet 6 inches.

The main floor of the new home will have a heated square footage of 2274sqft, while the second story will be 1216sqft, totaling 3490sqft of heated space. Additionally, there will be 208sqft of portals, bringing the total square footage under roof to 3698sqft, which includes a 721sqft unheated garage space.

The construction of the home will involve a 12" wide wood frame designed to resemble a traditional adobe structure, featuring beams and vigas throughout, and finished in Buckskin colored synthetic plaster. The windows will be traditional divided light in Iron Ore color by Pella, with a wood entry door adorned with hand-forged hardware. The garage door will be a metal raised panel design to mimic a traditional wood raised panel door.

Existing 6ft CMU walls are present on the North, South, and West borders of the property, with a barb wire fence marking the East boundary. A traditional 10-foot-wide, 5-foot high metal and wood electric gate is planned for the entrance to the back side of the lot, the driveway access is already in place. No additional walls or gates are proposed.

It is important to note that in August 2021, prior to the remodel of the existing structure, the home and property were determined to be non-historic and noncontributing. Furthermore, the adjacent property on the Southern border is also a 2-story structure.

We respectfully request your review and consideration of our preliminary application for this project. We are committed to working closely with the Historic Board to ensure that our plans align with the preservation goals of the historic district.

Thank you for your attention to this matter.

Warm regards,

Cristiana Costa, Mavrick Lobe

Height Exception Request

- (i) Do not damage the character of the streetscape

Response: The proposed new home is approximately 200 feet from Cerro Gordo Rd and approximately 40 feet below the street level of Cerro Gordo, making it virtually invisible. The home is designed in a Spanish Pueblo Revival Style, which matches the overall streetscape of Cerro Gordo Road in this section.

- (ii) Prevent a hardship to the applicant or an injury to the public welfare

Response: We are requesting a height exception in order to minimize the building footprint due to setback and lot coverage requirements. The lot is a long narrow lot, which is popular in this area. Due to the narrow lot and the setback requirements, the new structure will need to be two stories to accommodate the needs of the homeowner and meet city requirements. While most of the residences are lower making the maximum allowable height 15'6", there is a 2-story structure immediately adjacent to our property and directly above our property across Cerro Gordo Road there is also another 2-story. The two story across the street is above the grade of the street and is very visible where this residence is below grade and will not be very visible from the street.

- (iii) 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

Response: The home will be built to resemble a traditional adobe home. All historic district building codes will be strictly adhered to. The home will be a recent Santa Fe style as defined under section 14-5.2(E)(2).

- (iv) 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

Response: N/A The lot is long and narrow, making the buildable area narrower once the setbacks are taken into consideration. In addition, the lot is only allowed 40% lot coverage. With the guest house already constructed, the main residence will need to adhere to a footprint that is smaller to prevent going over the lot coverage allowance. This lot is approximately 40' below the grade of the street, which means that if it is constructed at a height that is greater than the

historic allowed 15'6", it will still not be to the height of the grade of the street. If the home is constructed to the zoning code requirement of 24', it would still be below the grade of the street as well. The house is also located behind another structure, which will further impede the visibility of the new construction.

(v) Are due to special conditions and circumstances which are not a result of the actions of the applicant

Response: N/A The lot is long and narrow, making the buildable area narrower once the setbacks are taken into consideration. In addition, the lot is only allowed 40% lot coverage. With the guest house already constructed, the main residence will need to adhere to a footprint that is smaller to prevent going over the lot coverage allowance. This lot is approximately 40' below the grade of the street, which means that if it is constructed at a height that is greater than the historic allowed 15'6", it will still not be to the height of the grade of the street. If the home is constructed to the zoning code requirement of 24', it would still be below the grade of the street as well. The house is also located behind another structure, which will further impede the visibility of the new construction.

(vi) Provide the least negative impact with respect to the purpose of this section as set forth in Subsection 14-5.2(A)(1)

Response: The house will be located below the grade of the street, approximately 200 feet from the street, behind another structure, the impact of the 22' structure will be minimized by these factors.

CERRO GORDO RD

STOMAS

1300

1002

1320

105

1316

107

1330



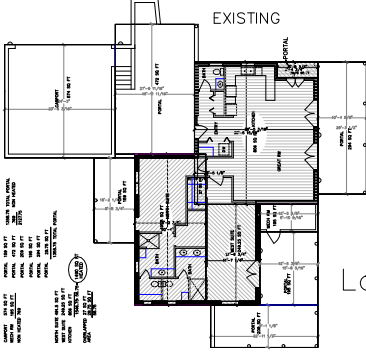
1302 Cerro Gordo

N 89° 00' E
65.75'

N 87° 27' E
34.60'

S 03° 12' W
99.70'

Lot A
Diane Block

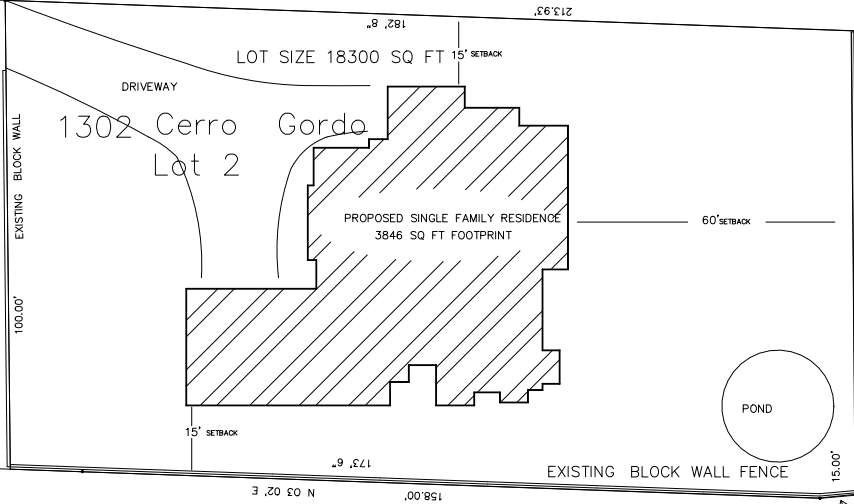


Lot 1

N 02° 59' E
145.90'

S 02° 16' W
99.70'

1302 Cerro Gordo
Lot 2



Lot B
Sue STOCK

213.93'

182' 6"

LOT SIZE 18300 SQ FT 15' SETBACK

PROPOSED SINGLE FAMILY RESIDENCE
3846 SQ FT FOOTPRINT

60' SETBACK

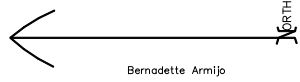
S 85° 37' W
100.00'

POND

EXISTING BLOCK WALL FENCE

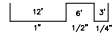
15.00'

N 09° 48' W
15.00'



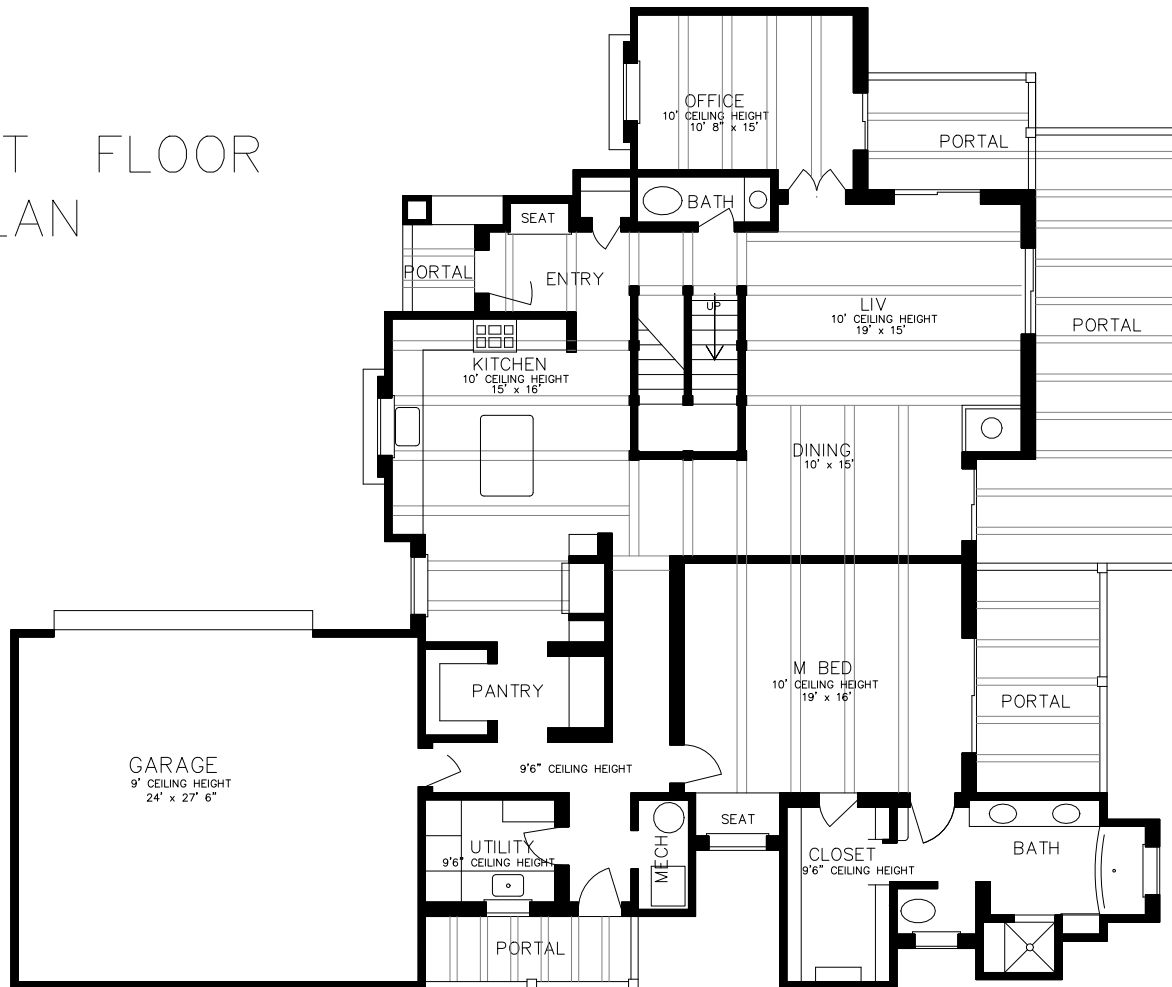
SITE PLAN

SCALE
1" = 12'



1302 Cerro Gordo

1ST FLOOR PLAN

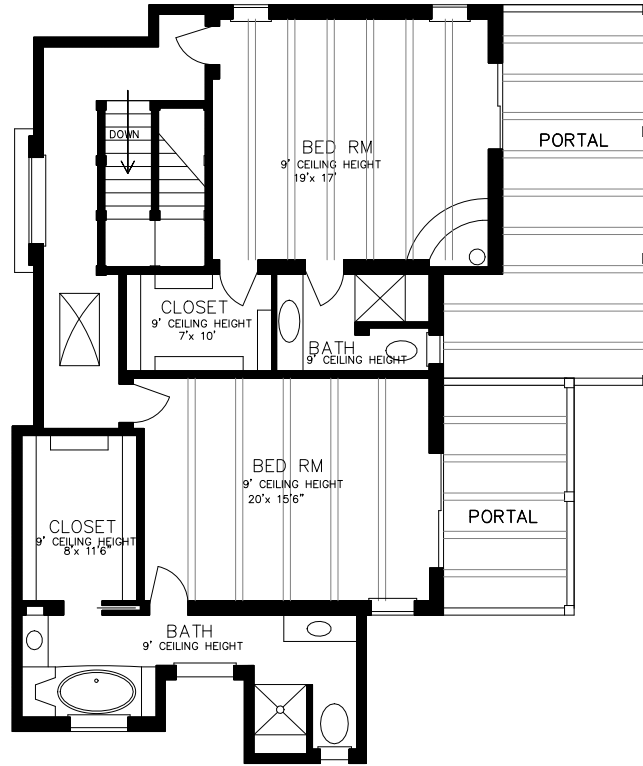


1302 Cerro Gordo

PAGE

SCALE 1/4" = 1'

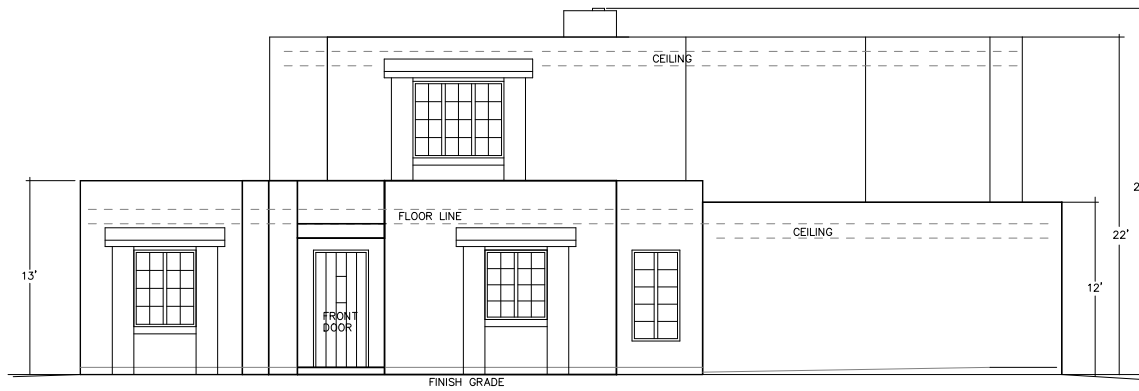
2ND FLOOR
PLAN



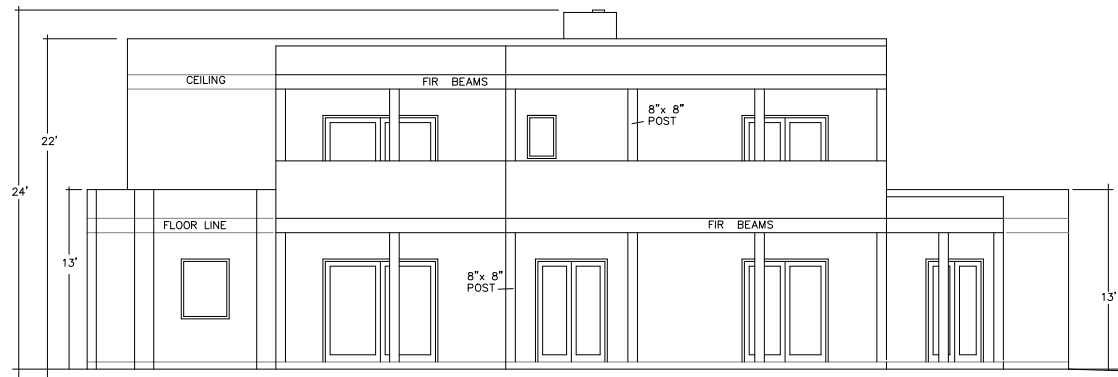
1302 Cerro Gordo

PAGE

SCALE 1/4" = 1'



NORTH ELEVATION

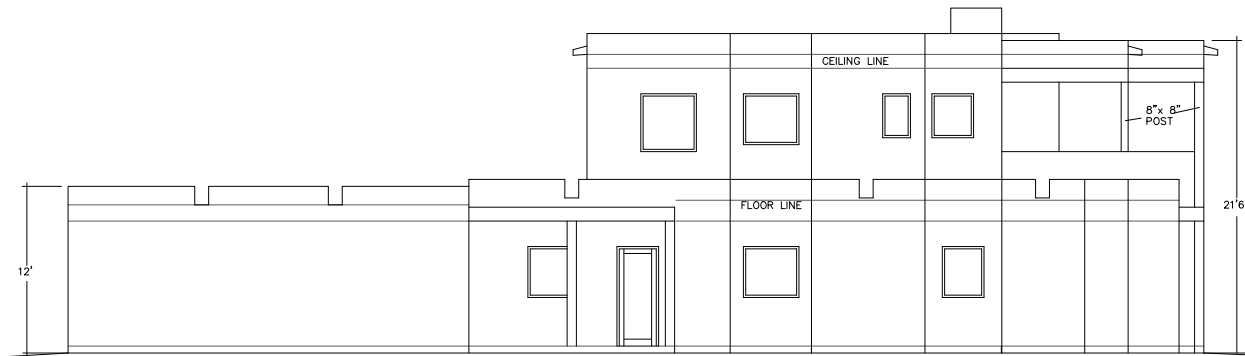


SOUTH ELEVATION

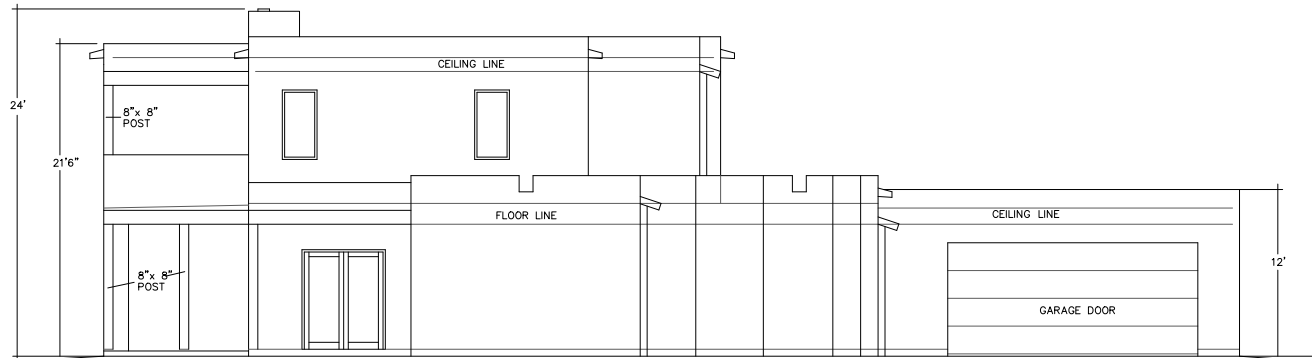
1302 Cerro Gordo

PAGE

SCALE 1/4" = 1'



WEST ELEVATION



NORTH ELEVATION
(East)

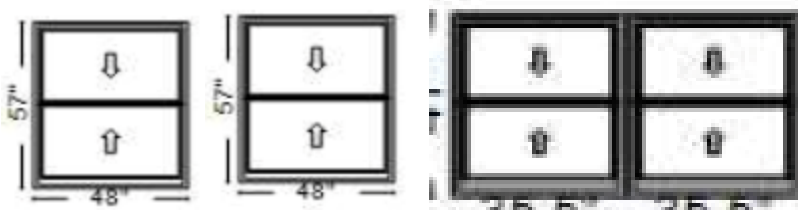
1302 Cerro Gordo

PAGE

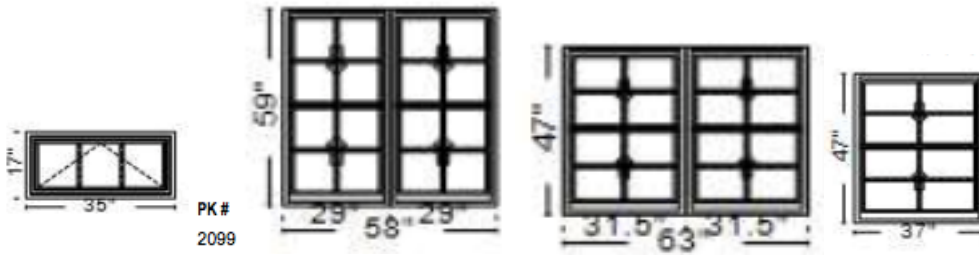
SCALE 1/4" = 1'

Appendix – Material Samples

Window Types

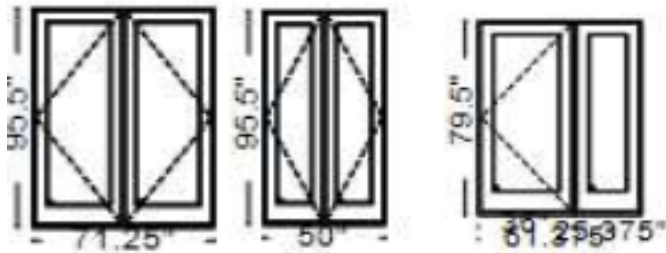


Windows under portals



Windows not under portals

Door Types (all under portals)



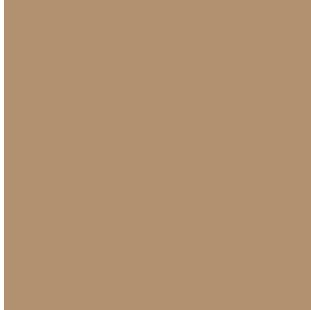
Window and Door Cladding



Auburn Brown

Pella Reserve Traditional Autumn Brown

Stucco Color



El Rey Buckskin Cementitious Stucco

Trim Color



**Natural Tone
Cedar
AG-8343**

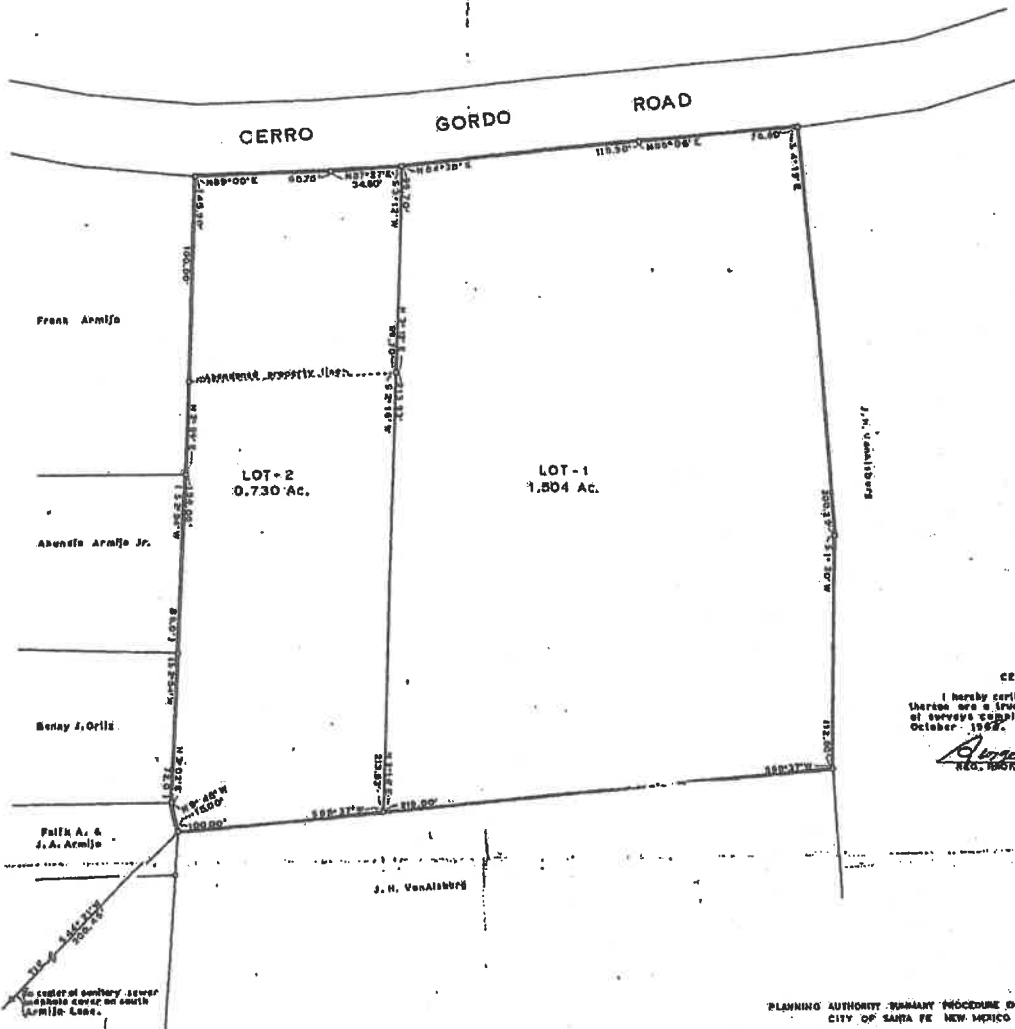
Diamond Vogel Semitransparent Natural Tone Cedar AG-8319.

Lighting Fixtures



**Rose Onyx Rectangle Wall Sconce (under portals).
Other exterior lighting will be concealed.**

O - indicates iron pipe set.



SCALE: 1"=30'
TOTAL AREA IN REPLAT
2.534 ACRES

CERTIFICATE
I hereby certify that this plat and notes thereon are a true and correct delineation of surveys completed by me in the field on October, 1968.

George R. Williams
REG. PROF. L.S. NO. 3122

PLANNING AUTHORITY - SUMMARY PROCEDURE ORDINANCE
CITY OF SANTA FE, NEW MEXICO

Approved _____ 1968 by City Engineer
Approved on Oct. 16, 1968 by City Planner
Walter J. ...

AFFIDAVIT

This subdivision lies within the planning and zoning jurisdiction of the City of Santa Fe, New Mexico.

STATE OF NEW MEXICO, COUNTY OF SANTA FE

Sworn to before me on this 16th day of October, 1968.

My commission expires April 9, 1970

George R. Williams
NOTARY PUBLIC

DEDICATION
KNOW ALL MEN BY THIS PRESENTS:

That Jane F. Ortiz, Ernest A. Contonch, and Mary Ann Contonch have made a subdivision of the herein described land, being in word number four of the City of Santa Fe, County of Santa Fe, State of New Mexico, as shown on this plat thereon, that the subdivision is named and shall be known as:

SAN JOSE REPLAT

That the above and foregoing subdivision of the following described land is with beginning at the southwest corner of this subdivision, from whence the center of a sanitary sewer number 16 inch Armitage Lane bears S 44° 11' W 200.00 feet, thence from said point of beginning N 89° 48' W 150.00 feet to a point, thence S 4° 02' E 129.00 feet to a point, thence S 2° 22' E 145.00 feet to the northeast corner of this subdivision, which is a point on the westerly side of Cerro Gordo Road, thence along side of said road N 89° 00' E 88.25 feet to a point, thence N 87° 38' E 24.00 feet to a point, thence N 64° 38' E 119.20 feet to a point, thence N 89° 00' E 19.00 feet to the northeast corner of this subdivision, thence S 4° 19' E 100.25 feet to a point, thence S 1° 25' W 112.20 feet to the southeast corner of this subdivision, thence S 89° 21' W 215.00 feet to southwest corner, the point and place of beginning, all as appears on this plat.

is made with the free consent and in accordance with the desires of the undersigned owners thereof:

Owners: Ernest A. Contonch

STATE OF NEW MEXICO, COUNTY OF SANTA FE

On this 16th day of October, 1968 before me personally appeared

Jane F. Ortiz, Ernest A. Contonch, Mary Ann Contonch

to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

My commission expires April 9, 1970

George R. Williams
NOTARY PUBLIC

SAN JOSE REPLAT
WARD NO. 4 SANTA FE, NEW MEXICO

By George R. Williams
Notary Public
My commission expires April 9, 1970



②86
Prima Title LLC
file # 19-1282A

e-Recorded 1951664 04/30/21 SFC

WARRANTY DEED

Kelly Wilbanks, joined pro forma by spouse, Larry Wilbanks, for consideration paid, grant(s) to Mavrick Lobe and Cristiana Costa, husband and wife, whose address is 108 Placita Falcon, Santa Fe, NM 87505, the following described real estate in Santa Fe County, New Mexico:

Lot 2, as shown on plat of survey entitled "San Jose Replat Ward No. 4 Santa Fe, New Mexico", filed October 14, 1968, in Plat Book 18, Page 23, as Instrument # 312108, records of Santa Fe County, New Mexico.

TOGETHER WITH a non-exclusive ingress and egress easement from and to Cerro Gordo Road as contained in Santa Fe District Court Case No. 39385.

SUBJECT TO: See Exhibit "A" attached hereto and made a part thereof

with warranty covenants.

Witness our hand(s) and seal this April 27, 2021.

Kelly Wilbanks (Seal) Larry Wilbanks (Seal)

ACKNOWLEDGMENT FOR NATURAL PERSON

STATE OF VIRGINIA

COUNTY OF MANASSAS PARK CITY



This instrument was acknowledged before me on April 27th, 2021 by Kelly Wilbanks and Larry Wilbanks.

My Commission Expires: 1/31/25

Peter Herzog
Notary Public



COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } m PAGES: 2
I Herby Certify That This Instrument Was e-Recorded for
Record On The 30TH Day Of April, A.D., 2021 at 11:30:18 AM
And Was Duly Recorded as Instrument # 1951664
Of The Records Of Santa Fe County
Witness My Hand And Seal Of Office
Katherine E. Clark
Deputy - GILJIAN County Clerk, Santa Fe, NM

EXHIBIT "A"

Taxes and assessments for the year 2021 and thereafter, not yet due and payable.

Easement and rights incident thereto, as contained in Warranty Deed, recorded August 7, 1969, in Book 266, Page 781, records of Santa Fe County, New Mexico.

Portion of roadway/driveway outside easement, deviation of fences from property lines, gas meter, water meter, power pole and power line, manhole, ingress & egress easement, and rights of others in and to all aforementioned, as shown on Improvement Location Report dated January 28, 2020, prepared by David E. Cooper NMPS No. 9052, bearing Surveyor's Project No. 036-0120.