City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

David Coss, *Mayor*

Councilors:
Rebecca Wurzburger, Mayor Pro Tem, Dist. 2
Patti J. Bushee, Dist. 1
Chris Calvert, Dist. 1
Peter N. Ives, Dist. 2
Carmichael A. Dominguez, Dist. 3
Christopher M. Rivera, Dist. 3
Bill Dimas, Dist. 4
Ronald S. Trujillo, Dist. 4

Project description: Requests permission to demolish two non-contributing structures and proposes to construct an approximately 1,751 sq. ft. with either a pitched roof at the maximum allowable 16' streetscape height, or 14'6" flat roof residence, and a 606 sq. ft. 15' high flat or pitched roof guesthouse, and erect yardwalls. An exception is requested to build a pitched roof (Section 14-5.2(D)(9)(d)).

Project Number: 13-1300104
Case number: H-13-0104
Project Type: HDRB

PROJECT LOCATION (S): **302 Camino Cerrito**

PROJECT NAMES:

OW – 1020 CYNY LLC
Santa Fe, NM 87505

107 E. Lupita Road
505-699-9858

AP – Cody North
Santa Fe, NM 87505

107 E. Lupita Road
505-699-9858

BOARD ACTION

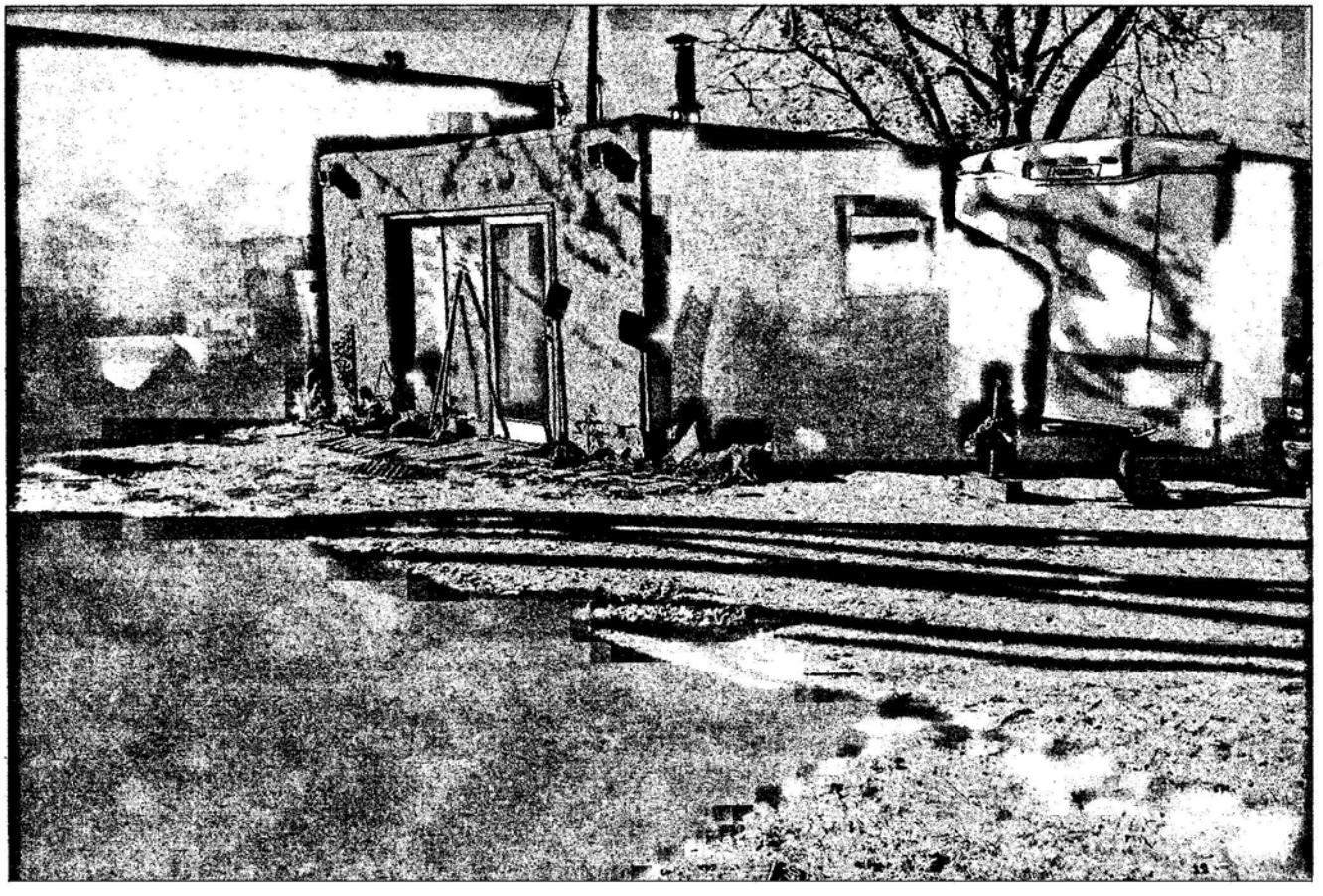
This is to certify that the Historic Districts Review Board (HDRB) at their hearing on January 14, 2014, the decision of the Board was to approve the exception request to build pitched roofs, to demolish the two non-contributing accessory structures, and with the condition that the pitch height shall be lowered by 1' while maintaining the same pitch angle. For further information please call 955-6605.

Sincerely,

David Rasch
Planner Supervisor, Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permits.**

Guest House Location



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 11-8-13

Property Owner of Record: 1020 CSYW LLC

Applicant/Agent Name: Cody North

Contact Person Phone Number: (505) 679-9858

Site Address: 302 Camino Cerrito

Proposed Construction Description: New Residental Home

TOTAL ROOF AREA: 2874

Zoning District: RAC

Overlay: ☐ Escarpment ☐ Flood Zone* ☐ Other:

Submittals Reviewed with PZR:

☑ Legal Lot of Record ☐ Development Plan ☒ Building Plans

☐ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

Supplemental Zoning Submittals Required for Building Permit:

☑ Zero Lot Line Affidavit

Access and Visibility: ☐ Arterial or Collector** ☐ Visibility Triangle Required

Use of Structure: ☑ Residential ☐ Commercial Type of Use:

Terrain: ☐ 30% slopes

* Requires an additional review conducted by Technical Review Division.

** Requires an additional review conducted by the Traffic Engineering Division.

Lot Coverage: 48 % 38.81%

☐ Open Space Required:

Setbacks:

Proposed Front: 17' Minimum: 17'

2nd Front? 0

Proposed Rear: 6' Minimum: 15'

Proposed Sides: L 5' R 5' Minimum: 5'

Height: Proposed 16'

Maximum Height: 16' or

☒ Regulated by Historic Districts Ordinance

☐ Regulated by Escarpment District

Parking Spaces:

Proposed 3 Accessible 0

Minimum: 3

Bicycle Parking:**

Proposed: Minimum:

** 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.

Cody North [☐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.

Cody North — Nov 8-13

SIGNATURE — **DATE**

To Be Completed By City Staff:

Additional Agency Review if Applicable:

☐ Escarpment Approval by _____ Date: __/__/__

☐ Flood Plain Approval by _____ Date: __/__/__

☐ Traffic Engineering Approval by _____ Date: __/__/__

Notes:

Zoning Approval:

☒ **Preliminary Approval** ☒ **with conditions** ☐ **Rejected**

Comments/Conditions: Subdivision plat shall be recorded & submitted with building permit. Turn around shall be included on Lot 2-A to allow Lot 2-B parking & maneuver.

REVIEWER: _____ **DATE:** 11/18/13

Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 1-14-13

City of Santa Fe, New Mexico

memo

DATE: January 14, 2014

TO: Historic Districts Review Board

FROM: John Murphey, Senior Planner, Historic Preservation Division

David Rasch, Supervisor Planner, Historic Preservation Division DR

CASE # H-13-104

Address: 302 Camino Cerrito
Historic Status: Vacant Lot; Noncontributing (two)
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
x Case Synopsis	x Proposal Letter
___ District Standards and Yard Wall and Fence Standards	___ Vicinity Map
x Historic Inventory Form	x Site Plan/Floor Plan
x Zoning Review Sheet	x Elevations
x Other: Height Calculations; City Inspector Report	x Photographs
	x Other: Exception Responses

STAFF RECOMMENDATION:

Staff recommends granting approval to demolish the noncontributing garage and shed, finding that the applicant has met the standards under Section 14-3.14 (C) and (G)). In regard to the project, staff believes the applicant has not met the requested exception to build pitched roof residences under Option 1 (Section 14-5.2 (D)(9)(d)), finding that Option 2 more closely

harmonizes with the streetscape and complies with Section 14-5.2 (D)(9), General Design Standards, and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E).

BACKGROUND AND SUMMARY:

Located near the southwest corner of the intersection of Camino Cerrito and Canyon Road, south of the Santa Fe River, the roughly L-shaped lot is associated most recently with a house at 304 Camino Cerrito. This house was recently sold and the lot subdivided. Two noncontributing ancillary buildings formerly associated with 304 are now part of the undeveloped lot at 302 Camino Cerrito.

The applicant came before the Board on December 10, 2013, with a project to construct a pitched roof residence and guesthouse on the undeveloped lot. The Board postponed the application, finding the applicant had not met the exception to build pitched roof structures. The Board requested the applicant return with a design for a flat roof dwelling. The Board additionally postponed review of the guesthouse, requiring the applicant to return with a request to demolish two noncontributing structures, as per Section 14-3.14, "Demolition of Landmark or Historic Structure," (C) and (G).

Project

The applicant now requests a review of a project to demolish the noncontributing structures and to build a main house and guesthouse presented as two options: 1) pitched roof structures, as originally presented, or 2) flat roof structures, as requested by the Board.

Demolition

At the September 24, 2013 hearing, the Board designated a former garage and shed at the time associated with 304 Camino Cerrito noncontributing, finding they did not meet the definition of a Contributing Structure.

Before granting approval or denial of a requested demolition, City staff shall provide information on the structure under consideration. This information includes 1) the historic or architectural significance of the structure; 2) a report from the City Building Inspector on the state of repair and structural stability of the structure; and 3) a report from the Archaeological Review Committee on whether the demolition would damage possible archaeological artifacts (14-3.14 (C)).

For Item 1, staff defers to the Board's September 24, 2013 designation of noncontributing status. In regard to Item 2, staff asks the Board to review the December 9, 2013 letter from the City Building Inspector, finding the structures "to be in need of maintenance and repair but do not appear to be in danger of collapse." In regard to Item 3, the Archaeological Review Committee clearance is not needed, as the structures are less than 75 years old.

The Board's decision to grant or deny demolition is premised on the application of three standards (14-3.14 (G)(1)):

(a) Whether the structure is of historical importance;

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

(c) The state of repair and structural stability of the structure under consideration.

For Item a, the subject structures are noncontributing to the Downtown and Eastside Historic District. In regard to Item b, the structures are not an essential part of a unique street section. For Item c, the City Building Inspector found the structures in need of maintenance but not structurally unsound.

In this regard, staff recommends demolition.

The Project

Main Residence

Option 1

Proposed along the north property line, fronting Canyon Road, is an approximately 1,751 sq. ft., roughly L-plan, intersecting gable roof house designed in a regional vernacular style. The house's ridgeline is 16'-0", the maximum allowable streetscape height.

From Canyon Road it will present a long shed roof containing a 176 sq. ft. portal and the bump-out projection of the master bedroom. The roof, of standing-seam galvalume composition, will be seen in longitudinal perspective, with an intersecting gable end facing directly onto the street.

An exception is requested to build a pitched roof for the residence and the guesthouse (Section 14-5.2 (D)(9)(d)). See responses below.

The house will be fenestrated with a regular pattern of single and grouped casement windows. The proposed windows are "Integral Divided Lite" units with a 2/3 pattern and cladded in a "slate" color.

The west and south elevations will include shed-roof portals, made of rough-sawn wood and standing-seam galvalume roofs. The south elevation will include a carport of similar design.

Guesthouse

Situated at the south end of the property, where currently the noncontributing structures stand, is proposed a small, one-story, pitched-roof, side-gabled guesthouse. The unit is distinguished by an inset porch at its northwest corner; otherwise it's nearly identical in treatment to the main house.

Option 2

Following the Board's direction, the applicant redesigned both dwellings as flat roof structures. In regard to height, the revised design for the main house is at roughly 15'-0". Otherwise, the flat roof revision is nearly the same in regard to location, footprint, portal layout, and fenestration, as the original design for the main house, with the exception of its more Spanish-Pueblo Revival treatment. The same is true of the flat roof option for the guesthouse.

Under both options, the dwellings will be stuccoed with a cementitious application of El Rey's "Hacienda" color coat.

Walls/Fences

Along the Canyon Road frontage is proposed a combination stucco-on-block and coyote structure at 5'-9", the maximum allowable streetscape height. A coyote fence at a 6'-0" maximum height will continue along the east and west property lines. Following Board policy, the tops of the latilla poles will be irregular in height and shape. A separate combination stucco-on-block and coyote 6'-0" structure will form a small courtyard on the south side of the house.

Exception Responses

An exception to build a pitched roof where there is no precedent in the streetscape for the form (Section 14-5.2 (D)(9)(d)):

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

A pitched roof home of this style is found throughout historic Santa Fe and is a historic roof style there for does not damage the character of the streetscape. There is one house at 1132 canyon which is in the streetscape which is of similar design and is contributing historic home. There has been a prescient set by other pitched roofs in the streetscape including 1103 Canyon rd. which has multiple pitches. This design will not damage the streetscape but in fact add to it as Canyon Rd. has many pitched roofs adding to the history and charm of the road as a whole.

Staff Response: Except for one similar residence at 1132 Canyon, there is no precedent for a gabled, pitched roof form along the specific streetscape. Other than the proposed roof form, the treatments for the main house and guesthouse under Option 1 are consistent with the standards for the district. Option 2, however, is closer to the building stock of the specific

streetscape. In sum, Option 1 is less harmonious but would not damage the character of the streetscape.

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

This lot is tight with a mature apricot tree on the site that forces the home to butt up to the north (streetside) setback. This coupled with the fact that the site is elevated make the home tower over the street and the neighbors to the north. A pitched roof remedies this hardship and prevents an injury to the public welfare by keeping the eave height along the street at 10' which is much lower then a 14 or 16' parapet.

Staff Response: The location, in regard to frontage along Canyon Road, appears to be identical for both Options 1 and 2. There is some visual setback achieved by employing a pitched roof. But the roof's ridge and the gable end will be visible from Canyon Road. In this regard the visual setback of the pitched roof is negligible. In sum, staff does not believe a hardship has been established.

(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;

The unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic district and the eastside neighborhood.

Staff Response: Staff agrees with the statement.

(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;

The special conditions and circumstances which are peculiar to this site and are not applicable to other lands in the streetscape are when you drive east on Canyon road and round the bend at Acequia Madre this property is dead center of your view and with the exception of a couple homes all the homes in the related streetscape are at street level. This house will be a predominant feature of the streetscape. The pitch roof will reduce the impact of the house on the streetscape and soften the impact on the street in front of the residence.

Staff Response: The lot, as a few others along the specific streetscape, is considerably above street grade (5'-0"), resulting in the fact that any structure arranged at street frontage will be more visible than adjacent residences. A pitched roof will somewhat reduce the massiveness of a flat roof wall plane, but in final appearance the effect is negligible.

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

Special conditions and circumstances of this property is 1. It is elevated above the road substantially. 2. the lot is very tight. 3. a beautiful mature apricot tree exists that deserves to be preserved. This forces the home to the north setback of the property at the street.

Staff Response: Staff agrees with the applicant's stated special circumstances, 1-3, but does not believe a pitched roof design mitigates these conditions any more than a flat roof option.

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

Option 1 will provide the least negative impact over option 2 by enhancing the general harmony of design in the historic area. The pitched roof will soften the streetscape and be less overwhelming to the street below thus preserving property values and attract tourists and residents alike which will promote the economic, cultural, and general welfare of the people of the city.

Staff Response: Staff believes the flat roof design, Option 2, would provide the least negative impact to the specific streetscape.

In conclusion, staff believes the applicant has many but not all of the exceptions. A pitched roof house, while rare to the specific streetscape, would not damage the streetscape. However, Option 2, the flat roof design, would be more harmonious.

City of Santa Fe, New Mexico

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Ronald S. Trujillo, Dist. 4

December 9, 2013

304Camino Cerrito

Demolition Request Historic District

On December 9, 2013 I inspected two structures at the above referenced address, a one room studio garage conversion, and a storage shed both totaling 700 square feet or less the studio appears to be structurally sound and does have a foundation with wood frame construction on the walls and roof. The shed does not have a foundation and is wood frame construction resting on blocks of wood and masonry. They are both in need maintenance and repair but do not appear to be in danger of collapse.

If you have any questions or if I can be of further assistance I can be reached at 955-6560.

Michael Purdy

Michael Purdy, Building Official

Land Use Department, City of Santa Fe

TRUE
NORTH BUILDERS LLC
505-699-9858--buildnorth@gmail.com

December 20, 2013

Mr. John Murphey
Historic Preservation Planner
P.O. Box 909
Santa Fe, N.M. 87504

RE: Historic Design Review Board Submittal
302 Camino Cerrito
Santa Fe, New Mexico

Dear Mr. Murphey,

On behalf of 1020 CNYN LLC located at 107 East Lupita Street, Santa Fe, N.M. 87505 I am submitting to the Historic Design Review Board for review the design of a new residence located at the address above.

It is our continued intention to provide an outstanding project in keeping with Santa Fe's Historic Tradition through sensitive design, which is contributing to the neighborhood character through physical form. This will continue thru the construction process using indigenous materials, local adobe and rough sawn lumber and local craftsmanship until the final completion.

We are proposing a new home that will be 1,751 sqft with a 606 sqft guest house. With the recent postponement of the design we are presenting two options.

Option 1 is a pitched roof. From the street scape of Camino Cerrito the home is almost not visible. The main house is an L shape with the peaks meeting at the same height and the entry has a shed roof portal. There is a simple visually light weight attached carport framed in heavy timbers to the south. On the street scape of Canyon road there is a long shed porch that is stepped down from the main roof by about a foot. We are proposing small gable windows on the north

and south gables. All the exterior wood will be finished in a weathered wood fashion. The pitched roof metal will be a galvalume standing seam roof with wood eave trim in the same weathered wood treatment.

Option 2 is a flat roof Pueblo Revival style home. It will be the same floorplan as the pitched roof. All the portals will be galvalume standing seam and the carport will be torch down roofing.

We are requesting a review to demolish two small structures as required by 14-3.14 (C) & (G) where the new guest house will be placed. Both structures were deemed to be non-contributing by this board. Please note attached letter from Mike Purdy in regards to the existing structures.

We are proposing yard walls and Coyote Fences as shown on the design documents.

All windows are clad with Integral Divided Lite windows, 2 over 3 lite pattern and a slate window color. Color chips will be provided at the hearing.

The color for the stucco will be El Rey Stucco color, "Hacienda".
See the provided cut sheets of exterior light fixtures.

We are seeking an **exception** for the use of a Pitched Roof (option 1) in this neighborhood, And believe we meet the criteria with the answers below:

1. A pitched roof home of this style is found throughout historic Santa Fe and is a historic roof style there for does not damage the charater of the streetscape. There is one house at 1132 canyon which is in the streetscape which is of similar design and is contributing historic home. There has been a prescient set by other pitched roofs in the streetscape including 1103 Canyon rd. which has multiple pitches. This design will not damage the streetscape but in fact add to it as Canyon Rd. has many pitched roofs adding to the history and charm of the road as a whole.

2. This lot is tight with a mature apricot tree on the site that forces the home to butt up to the north (streetside) setback. This coupled with the fact that the site is elevated make the home tower over the street and the neighbors to the north. A pitched roof remedies this hardship and ~~prevents an injury to the public welfare by keeping the eave height~~ along the street at 10' which is much lower then a 14 or 16' parapet.

3. The unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic ~~district and the eastside neighborhood~~.

4. ~~The special conditions and circumstances which are peculiar to this~~ site and are not applicable to other lands in the streetscape are when you drive east on Canyon road and round the bend at Acequia Madre this property is dead center of your view and with the exception of a couple homes all the homes in the related streetscape are at street level. ~~This house will be a predominant feature of the streetscape. The~~ pitch roof will reduce the impact of the house on the streetscape and soften the impact on the street in front of the residence.

5. Special conditions and circumstances of this property is 1. It is elevated above the road substantially. 2. the lot is very tight. 3. a beautiful mature apricot tree exists that deserves to be preserved. This forces the home to the north setback of the property at the street.

6. Option 1 will provide the least negative impact over option 2 by enhancing the general harmony of design in the historic area. The pitched roof will soften the streetscape and be less overwhelming to the street below thus preserving property values and attract tourists and residents alike which will promote the economic, cultural, and general welfare of the people of the city.

Thank you for your consideration.

Respectfully submitted,

Cody North

Managing member of
True North Builders and
1020 CNYN LLC.

City of Santa Fe, New Mexico

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Ronald S. Trujillo, Dist. 4

Project description: Proposes to construct an approximately 1,751 sq. ft. 16'0" high, the maximum allowable streetscape height, and a 606 sq. ft. 15'0" guesthouse, and erect yardwalls on this undeveloped lot. An exception is requested to build a pitch roof (Section 14-5.2(D)(9)(d)).

Project Number: 13-1300104
Case number: H-13-0104
Project Type: HDRB

PROJECT LOCATION (S): **302 Camino Cerrito**

PROJECT NAMES:

OW – 1020 CNYN LLC
Santa Fe, NM 87505
107 E. Lupita Road
505-699-9858

AP – Cody North
Santa Fe, NM 87505
107 E. Lupita Road
505-699-9858

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) at their hearing on December 10, 2013, the decision of the Board was to postpone the application, finding the applicant had not met the exception to build a pitched roof (Section 14-5.2(D)(9)(d)). The Board requested the applicant return to the Board with a redesign with a flat roof. The Board additionally postponed the review of the guesthouse, requiring the applicant to return with a request to demolish the two non-contributing structures, as per Section 14-3.14, "Demolition of Landmark or Historic Structure," (C) and (G). For further information please call 955-6605.

Sincerely,

John Murphey
Senior Planner, Preservation Division

NOTE: Applicant can use this action letter to apply for construction permit, but the permit shall not be released until the end of the appeal period which starts on the date of filing of the Findings and Conclusions in the City Clerks office (SFCC 14-3.17(D)). Your permit will be denied if any changes on plans that were not approved by the HDRB or if conditions of approval are not met. **Please attach copies of this letter to all sets when submitting for construction permit.**

City of Santa Fe, New Mexico

memo

DATE: December 10, 2013

TO: Historic Districts Review Board

FROM: John Murphey, Senior Planner, Historic Preservation Division

David Rasch, Supervisor Planner, Historic Preservation Division DR

CASE # H-13-104

Address: 302 Camino Cerrito
Historic Status: No Status, Vacant Lot
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
x Case Synopsis	x Proposal Letter
___ District Standards and Yard Wall and Fence Standards	___ Vicinity Map
x Historic Inventory Form	x Site Plan/Floor Plan
x Zoning Review Sheet	x Elevations
x Other: Height Calculations	x Photographs
	x Other: Exception Responses

STAFF RECOMMENDATION:

Staff believes the applicant has not met the requested exception to build pitched roof residences (Section 14-5.2 (D)(9)(d)), and, therefore defers to the Board as to whether the project complies with Section 14-5.2 (D)(9), General Design Standards, and the standards of the Downtown and Eastside Historic District, Section 14-5.2 (E).

BACKGROUND AND SUMMARY:

Located near the southwest corner of the intersection of Camino Cerrito and Canyon Road, south of the Santa Fe River, the roughly L-shaped lot is associated most recently with a house at 304 Camino Cerrito, linked with the Romero family. This house was recently sold and the lot subdivided. As an undeveloped lot, the subject piece of property has no historic status in the Downtown and Eastside Historic District.

Project

The applicant requests a review of a project to construct a residence and guesthouse on the undeveloped lot.

Residence

Proposed along the north property line, fronting Canyon Road, is an approximately 1,751 sq. ft., roughly L-plan, intersecting gable roof house designed in a regional vernacular style. The house's ridgeline is 16'-0", the maximum allowable streetscape height.

From Canyon Road it will present a long shed-roof containing a 176 sq. ft. portal and the bump-out projection of the master bedroom. The roof, of standing-seam galvalume composition, will be seen in longitudinal perspective, with an intersecting gable end facing directly onto the street.

An exception is requested to build a pitched roof for the residence and the guesthouse (Section 14-5.2 (D)(9)(d)).

The house will be fenestrated with a regular pattern of single and grouped casement windows. The proposed windows are "Integral Divided Lite" units with a 2/3 pattern and cladded with a "slate" color. Windows will set within the wall without a sill or lintel.

The west and south elevations will include shed-roof portals, made of rough-sawn wood and standing-seam galvalume roofs. The south elevation will include a carport of similar design.

The house will be stuccoed with a cementitious application of El Rey's "Hacienda" color coat.

Tin canister lighting will be placed along the house at door openings.

Guesthouse

Situated at the south end of the property, where currently the noncontributing garage and shed of 304 Camino Cerrito stand, is proposed a small, one-story, pitched-roof, side-gabled

guesthouse. The unit is distinguished by an inset porch at its northwest corner; otherwise it's similar in treatment to the main house.

In order to build the guesthouse, the applicant will need to demolish the noncontributing former garage and shed. The applicant, however, did not request a review of demolition, as required under Section 14-3.14 (C) and (G)).

Staff, therefore, recommends reviewing the guesthouse with the condition that the applicant reapply for the January 14, 2014 hearing, with a request to demolish the two structures.

Walls/Fences

Along the Canyon Road frontage is proposed a combination stucco-on-block and coyote structure at 5'-9", the maximum allowable streetscape height. A coyote fence, at a 6'-0" maximum height, will continue along the east and west property lines. Following Board policy, the tops of the latilla poles will be irregular in height and shape. A separate combination stucco-on-block and coyote 6'-high structure will form a small courtyard on the south side of the house.

Exception Responses

An exception to build a pitched roof where there is no precedent in the streetscape for the form (Section 14-5.2 (D)(9)(d)):

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

The home will enhance the community by adding diverse forms and angles which is characteristic of this street scapes along Camino Cerrito and Canyon Road. The use of Adobe construction, cementious stuccos, natural materials, divide lite windows and quality craftsmanship will further enhance the harmony to the street.

Staff Response: Except one similar residence at 1132 Canyon, there is no precedent for the gabled (pitched roof) form along the streetscape. Other than the proposed form, the treatments for the house and guesthouse harmonize with the streetscape and are consistent with the standards for the district.

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

The pitched roof design will soften the feel of the street scape on Canyon. The building roof lines are found through-out this neighborhood and thus will not be a detriment to the public welfare.

Staff Response: Staff does not believe a hardship has been established.

(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;

The unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic district and the eastside neighborhood.

Staff Response: Staff agrees with the statement.

(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;

The property is elevated 5' above Canyon road, if we were to build a pueblo style or a territorial home with 16' sidewalls the streetscape would feel very imposed upon and the home would feel like a towering mass. The pitch roof will soften the feel of the home.

Staff Response: Staff does not believe a "special conditions and circumstances" need has been established.

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

The property is a vacant lot. We are looking to build a beautiful home that is respectful of the historic east side.

Staff Response: Staff does not believe the applicant responded to the intent of the question.

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

The pitched roofs for the residence has no negative impact due to the fact that it is in keeping with the historic nature of the surrounding area. This design will attract tourists and residents to our city while raising property values.

Staff Response: Staff does not believe the applicant has not adequately considered the "least negative impact" design for the lot.

While staff believes the design of the house is harmonious and incorporates most of the district standards, and is similar to a gabled roof house at 1132 Canyon, the requested exception to build two pitched roof dwellings has not been met.

TRUE
NORTH BUILDERS LLC
505-699-9858--buildnorth@gmail.com

November 11, 2013

Mr. John Murphey
Historic Preservation Planner
P.O. Box 909
Santa Fe, N.M. 87504

RE: Historic Design Review Board Submittal
302 Camino Cerrito
Santa Fe, New Mexico

Dear Mr. Murphey,

On behalf of 1020 CNYN LLC located at 107 East Lupita Street, Santa Fe, N.M. 87505 I am submitting to the Historic Design Review Board for review the design of a new residence located at the address above.

It is our continued intention to provide an outstanding project in keeping with Santa Fe's Historic Tradition through sensitive design, which is contributing to the neighborhood character through physical form. This will continue thru the construction process using indigenous materials, local adobe and rough sawn lumber and local craftsmanship until the final completion.

House

We are proposing a new home that will be 1,751 sqft with a 606 sqft guest house we are proposing that both will have a pitched roof which are found in this neighborhood. From the street scape of Camino Cerrito the home is almost not visible. The main house is an L shape with the peaks meeting at the same height and the entry has a shed roof portal. There is a simple visually light weight attached carport framed in heavy timbers to the south. On the street scape of Canyon road there is a long shed porch that is stepped down from the main roof by about a foot. We are proposing small gable windows on the north and south gables. All the exterior wood will be finished in a weathered wood fashion.

walls

We are proposing yard walls and Coyote Fences as shown on the proposal documents.

All windows are clad with Integral Divided Lite windows, 2 over 3 lite pattern and a slate window color. See sample at hearing.

The color for the stucco will be El Rey Stucco color, "Hacienda". The pitched roof metal will be a galvalume standing seam roof with wood eave trim in the same weathered wood treatment.

See the provided samples of exterior light fixtures.

We are seeking an **exception** for the use of Pitched Roofs in this neighborhood, And believe we meet the criteria with the answers below:

1. The home will enhance the community by adding diverse forms and angles which is characteristic of this street scapes along Camino Cerrito and Canyon Road. The use of Adobe construction, cementious stuccos, natural materials, divide lite windows and quality craftsmanship will further enhance the harmony to the street.

2. The pitched roof design will soften the feel of the street scape on Canyon. The building roof lines are found through-out this neighborhood and thus will not be a detriment to the public welfare.

3. The unique heterogeneous character of the City will be enhance by providing a variety of building forms and roof profiles in the historic district and the eastside neighborhood.

4. The property is elevated 5' above Canyon road, if we were to build a pueblo style or a territorial home with 16' sidewalls the streetscape would feel very imposed upon and the home would feel like a towering mass. The pitch roof will soften the feel of the home

5. The property is a vacant lot. We are looking to build a beautiful home that is respectful of the historic east side.

6. The pitched roofs for the residence has no negative impact due to the fact that it is in keeping with the historic nature of the surrounding area. This design will attract tourists and residents to our city while raising property values.

Thank you for your consideration.

Respectfully submitted,

Cody North

Managing member of
True North Builders and
1020 CNYN LLC.

302 Camino Cerrito

302 Camino Cerrito, Santa Fe, NM

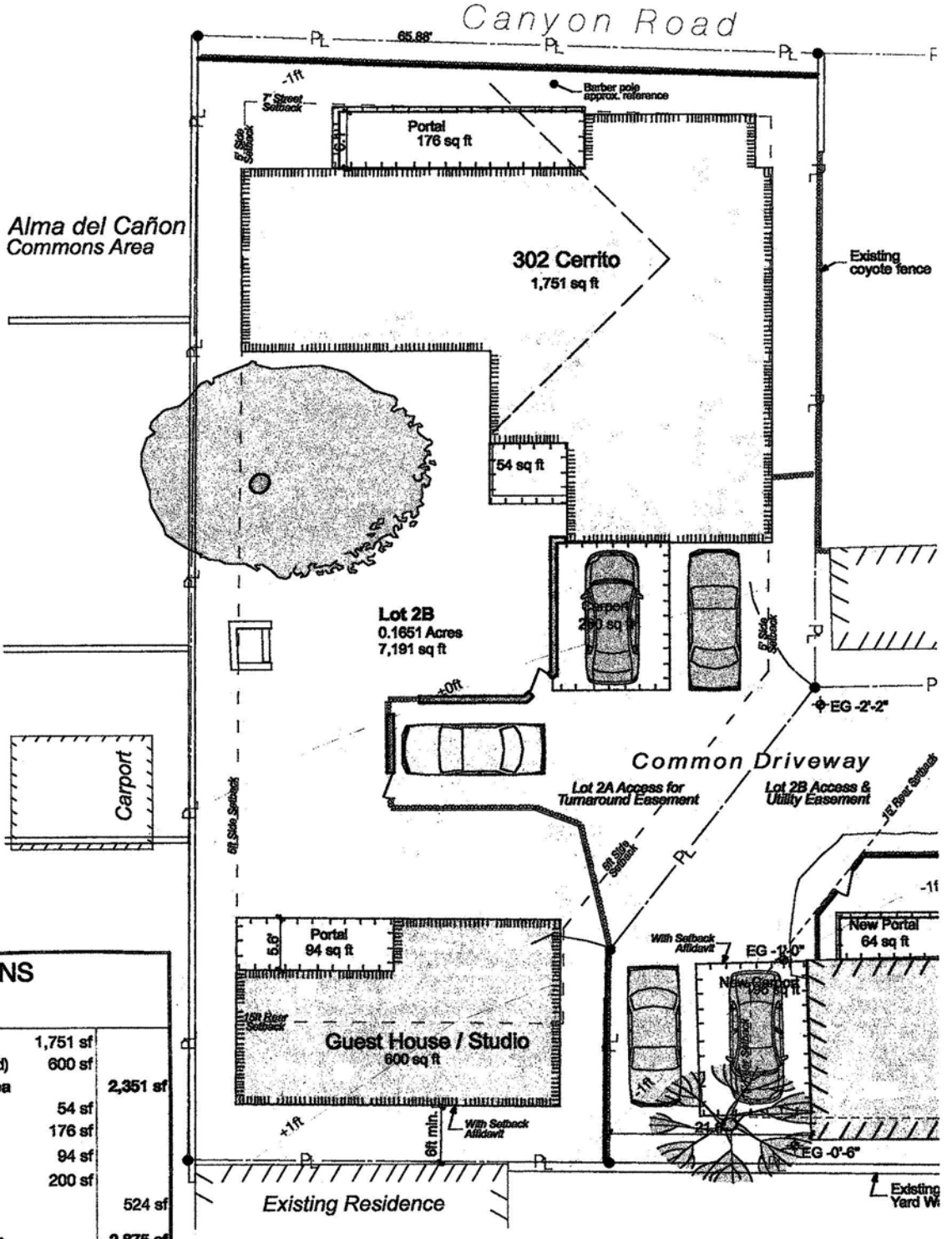
Site Plan

As of: 11/6/13

TRUE NORTH BUILDERS LLC
Cody North
buildnorth@gmail.com
505| 699-9858

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Michael Percy Grant
percyhomedesign.com
mg@percyhomedesign.com
505| 438-2699

percy HOME design



AREA CALCULATIONS

302 Camino Cerrito

Existing Heated Area for Demo		
Proposed Residence (heated)	1,751 sf	
Proposed Guest House (heated)	600 sf	
Total Proposed Heated Area		**2,351 sf**
Entry Portal for Residence	54 sf	
North Portal for Residence	176 sf	
Portal for Guest House	94 sf	
Carport	200 sf	
Total Portals and Carport		524 sf
Total Proposed Roofed Area		**2,875 sf**
Lot Size		7,191 sf
40% Lot Coverage Limit		2,876 sf
Lot Coverage Satisfied?		–
(Over/Under)		*(1)*

SHEET: 2

11-8-13

MURPHEY, JOHN W.

From: MURPHEY, JOHN W.
Sent: Monday, December 09, 2013 4:01 PM
To: buildnorth@gmail.com
Subject: 302/304 Camino Cerrito demolition

Cody,

To reiterate, there is nothing in your letter of intent, project description, nor plans that indicate the garage and shed of now 302 are to be demolished.

When we intake an application, we review it for what is described in the letter or shown on the plans. It was only when I started writing the case memos last week that this omission caught my attention, and I notified you of it as soon as I detected it.

As I said in our earlier telephone conversation, and as I recommended on the staff memo, the Board can decide to provisionally approve the guesthouse, with you returning to the next hearing to request for demolition of the garage and shed.

John

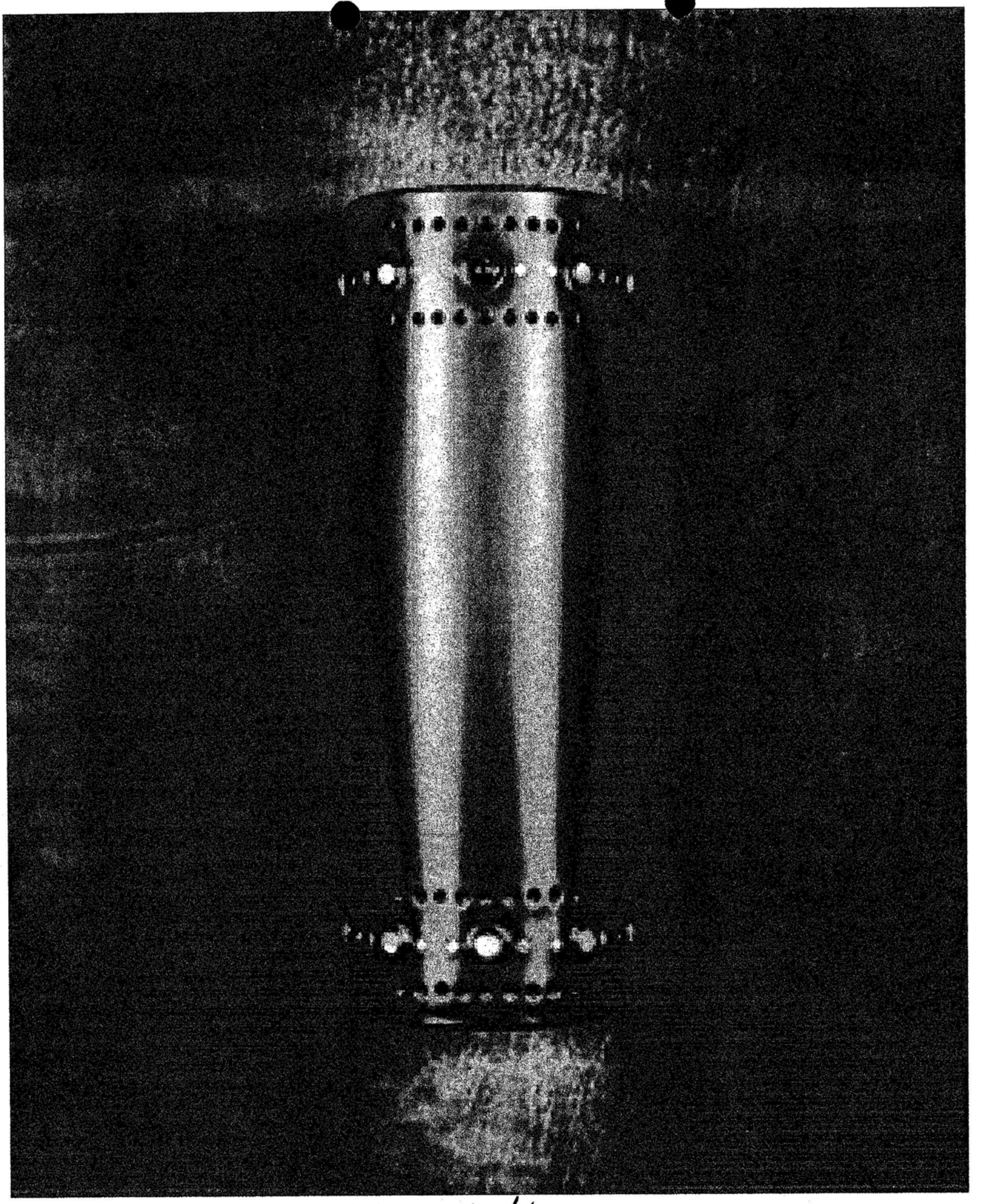
John W. Murphey
Senior Planner
Archaeological Review Committee Liaison

Historic Preservation Division
Land Use Department
City of Santa Fe
P.O. Box 909
200 Lincoln Avenue
Santa Fe, NM 87504-0909
505-955-6660 (direct)
505-955-6605 (office)
505-955-6328 (fax)

302 Camino Cerrito

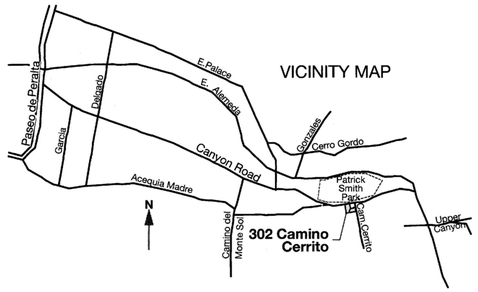


To Be Demolished



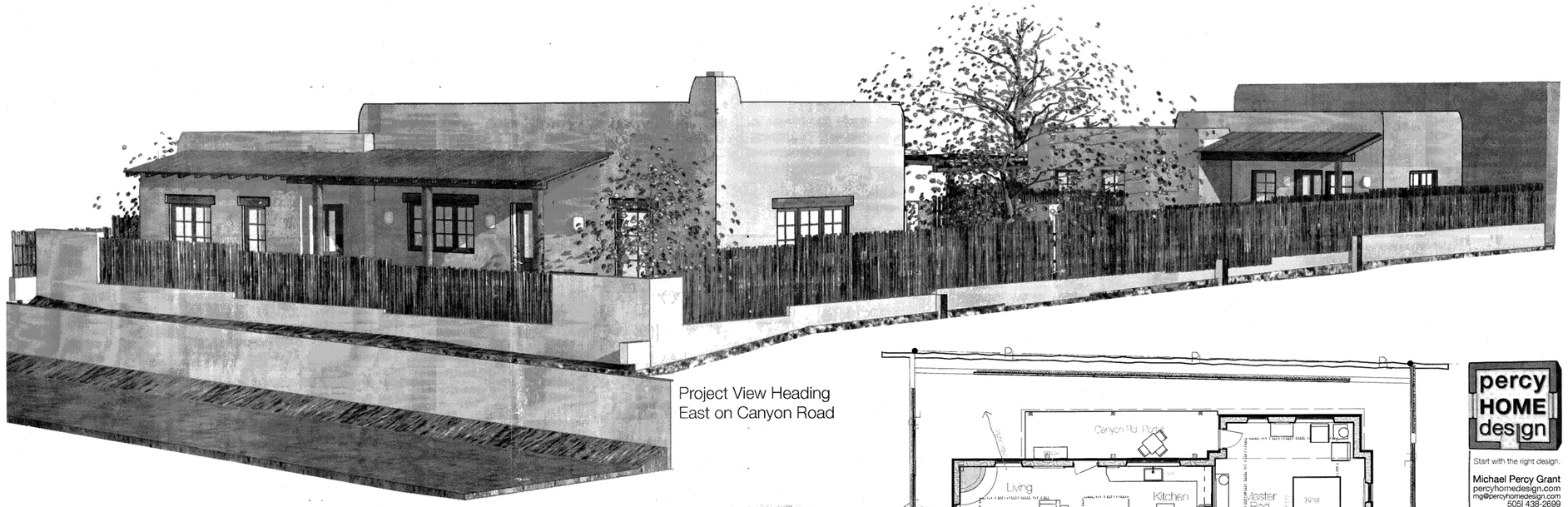
Exterior Lighting


Looking Northwest Lot

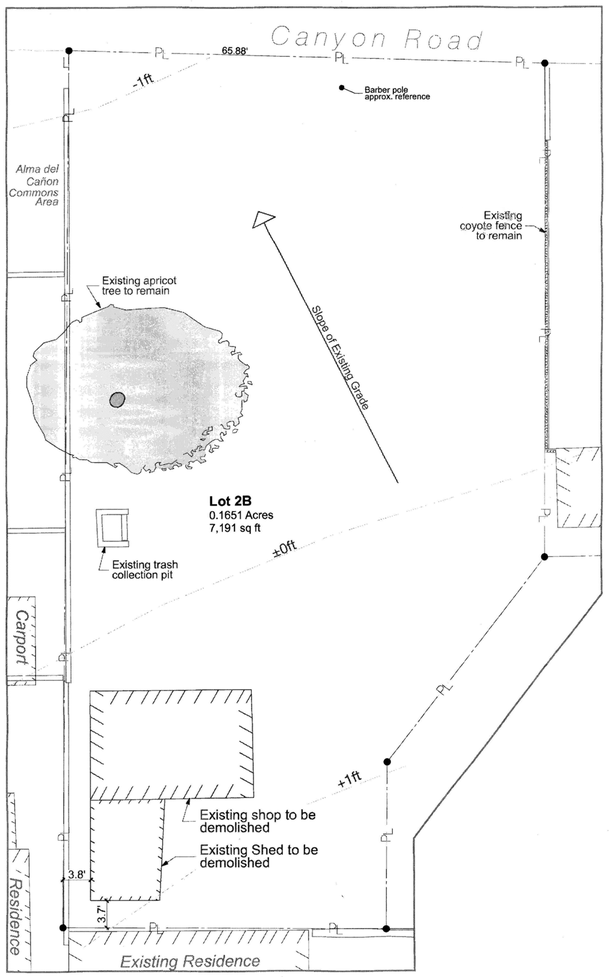


DIRECTIONS

From Paseo de Peralta, drive East on E. Alameda.
Turn RIGHT onto Palace at the 4-way stop.
Turn LEFT onto Canyon Road.
After 1000 yards, turn RIGHT onto Camino Cerrito.
Turn RIGHT into the first driveway.

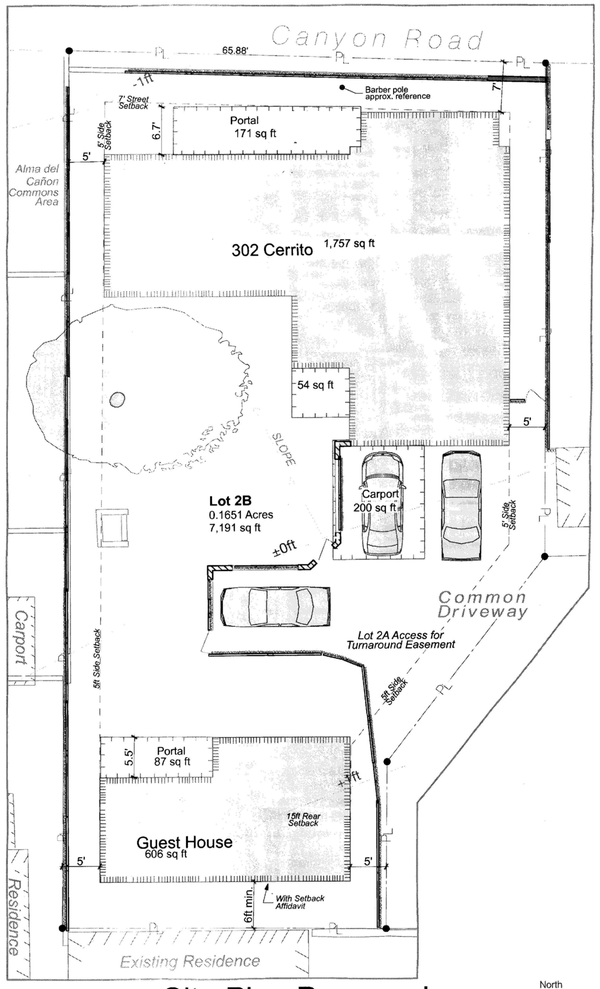


Project View Heading
East on Canyon Road



Site Plan Existing SCALE:1" = 10'

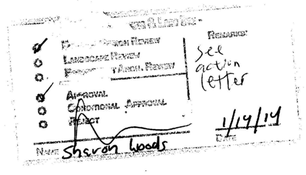
16'-0"



Site Plan Proposed SCALE:1" = 10'

40'-0"

North



COLOR FINISHES

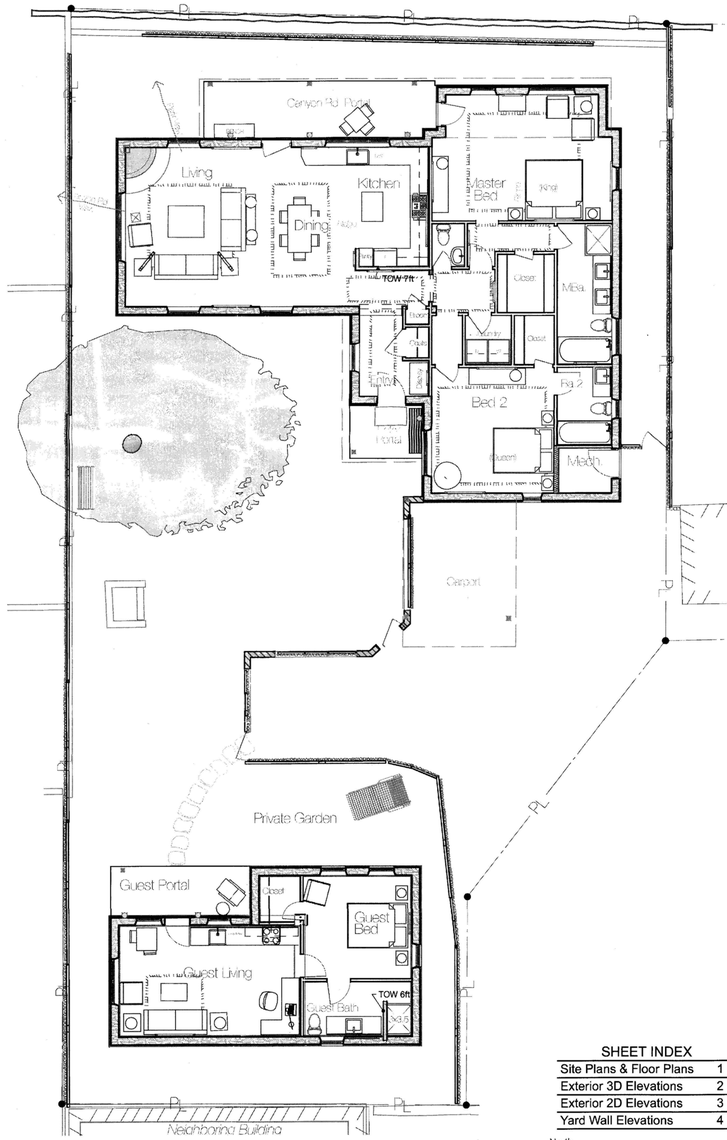
Stucco	**El Rey "Hacienda"**
Portal Roofs	**Standing Seam in Galvalum**
Carport Roof	**Brye flat roof**
Portal wood	**Natural aged brown stain**
Windows	**Cladding in "Slate"**
Doors	**Cladding in "Slate"**

ZONING RAC

AREA CALCULATIONS

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Total Proposed Roofed Area		**2,875 sf**
	Lot Size	40%
40% Coverage Allowance	7,191 sf	2,876 sf
Lot Coverage Satisfied?		*Yes*



Furnished Floor Plans SCALE:1/8" = 1'-0"

0 4' 8' 16'

32'-0"

North

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mg@percyhomedesign.com
505| 438-2699

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Cody North
505-699-9858 buildnorth@gmail.com

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New Construction
Santa Fe New Mexico

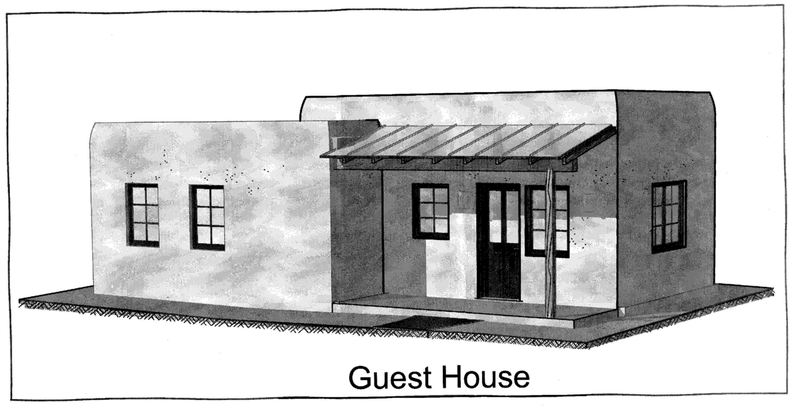
SHEET INDEX

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Yard Wall Elevations	4

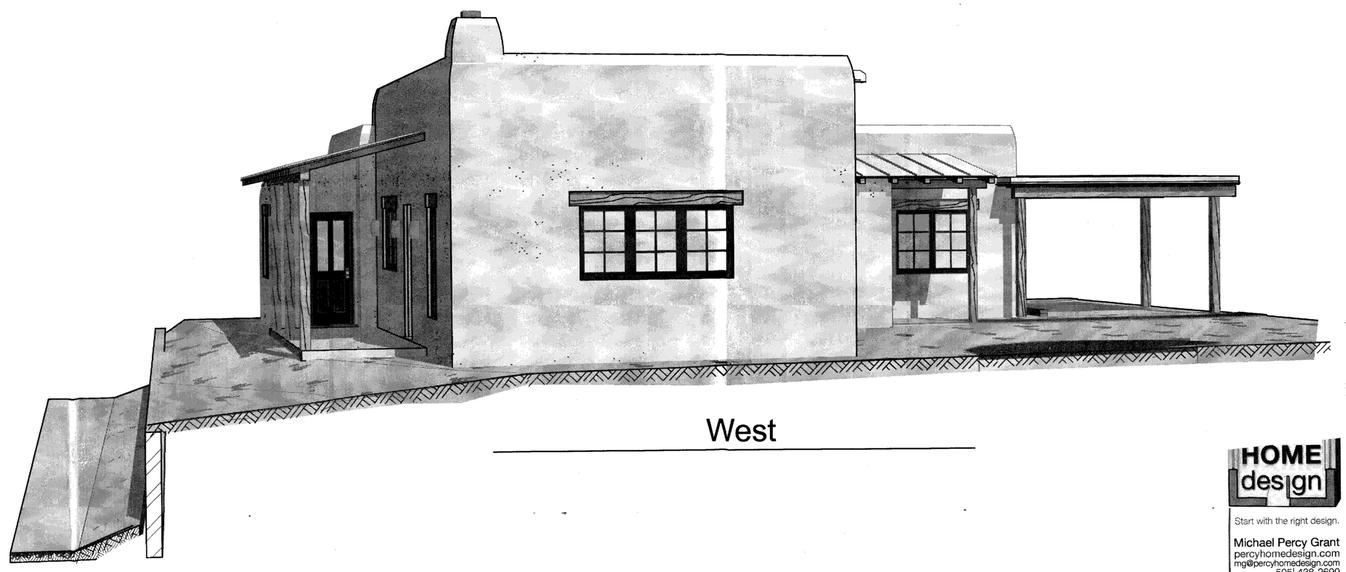
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Historic Review

DD Published 12/19/13

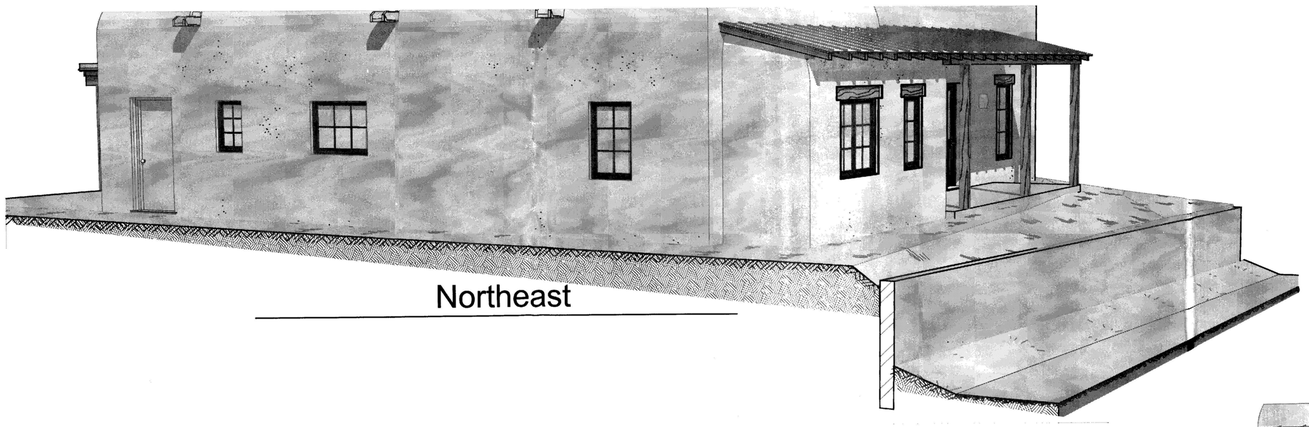
Site Plans & Floor Plans SHEET: 1



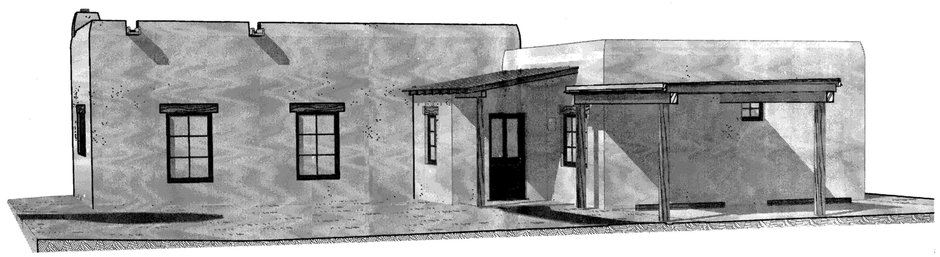
Guest House



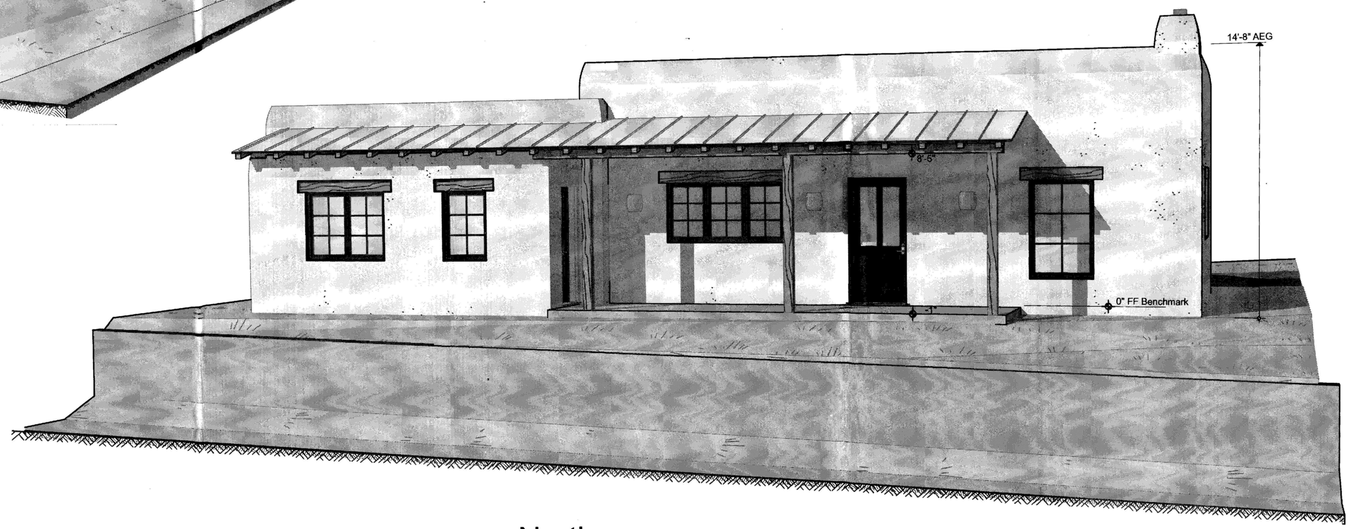
West



Northeast



South



North

Note: Perspective Views are not to scale

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mg@percyhomedesign.com
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Cody
505-699-9858 buildnorth@gm

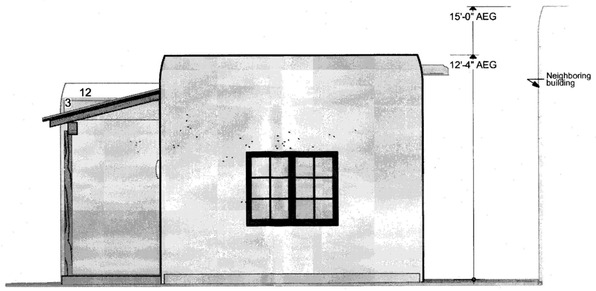
302 Camino Cerrito
New Construction
Santa Fe New Mexico

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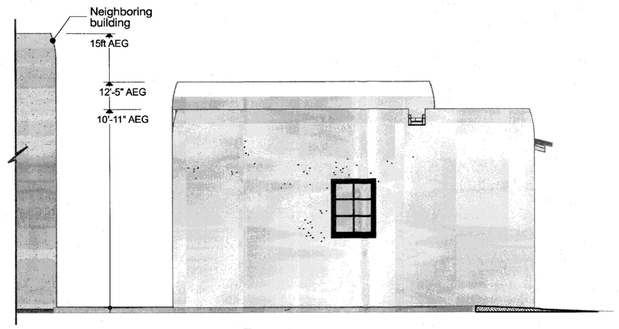
Exterior 3D Elevations SHEET: 2

ABBREVIATIONS

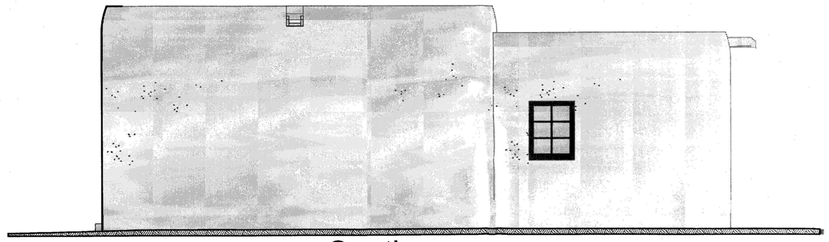
AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BM	Bench Mark reference
Clg.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
PL	Property Line
TOF	Top Of Fence
TOP	Top Of Parapet
TOS	Top Of Slab
TOW	Top Of Wall



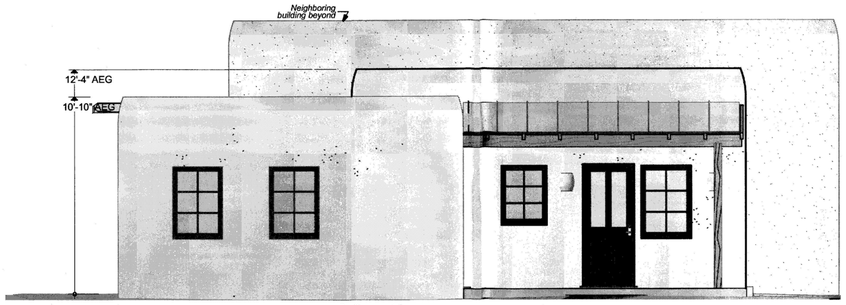
West SCALE:1/4" = 1'-0"



East SCALE:1/4" = 1'-0"

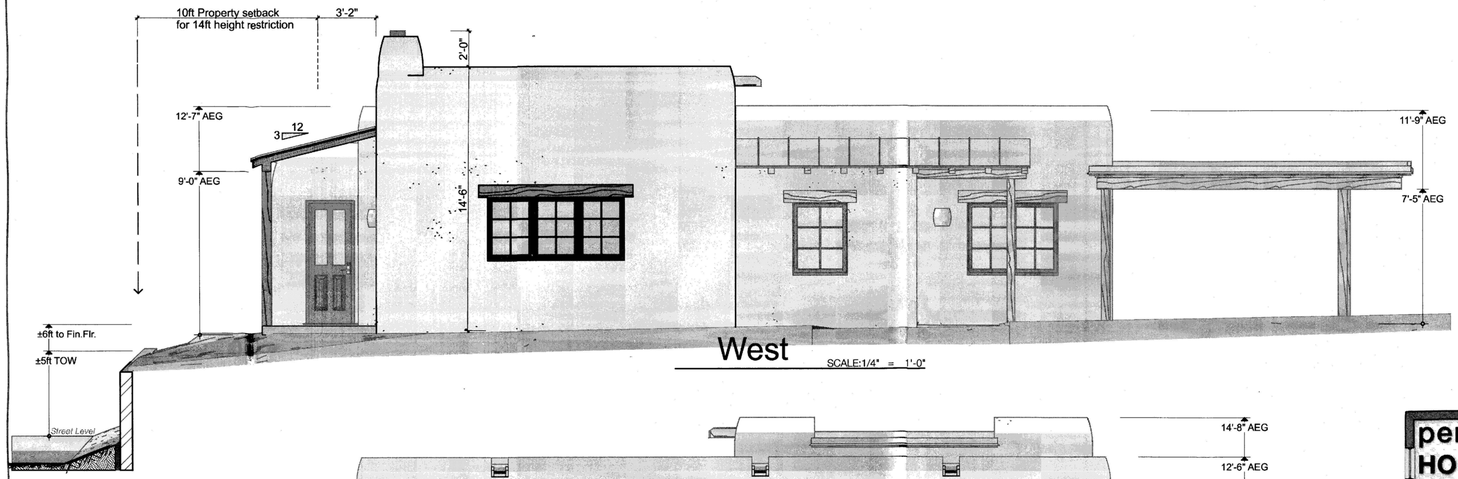


South SCALE:1/4" = 1'-0"

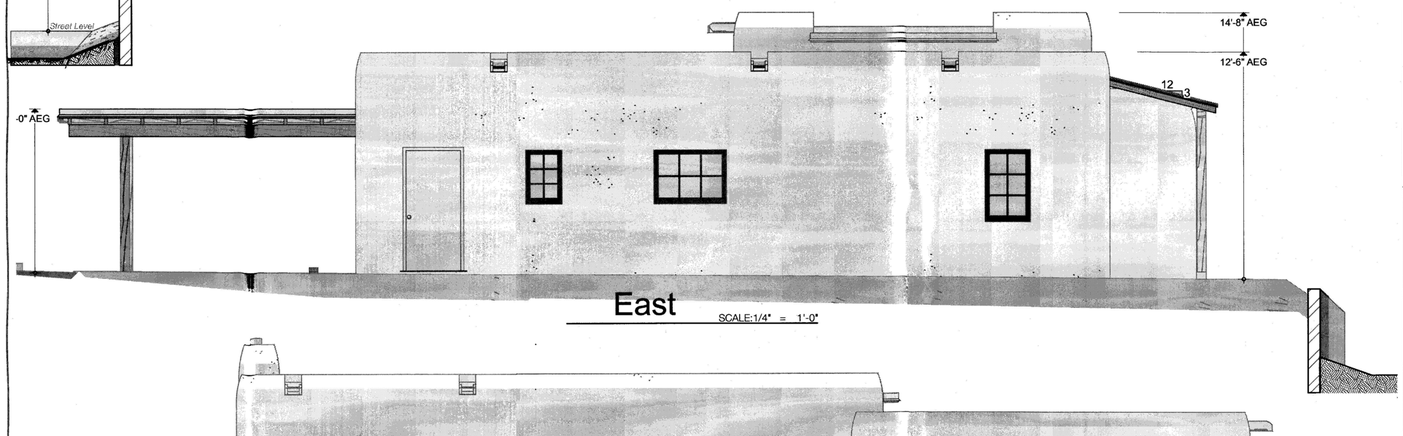


North SCALE:1/4" = 1'-0"
0 2' 4' 8'

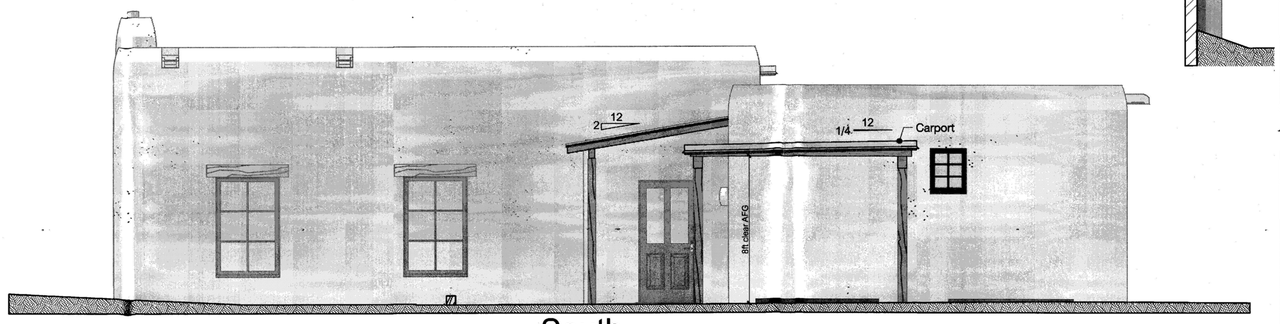
GUEST HOUSE



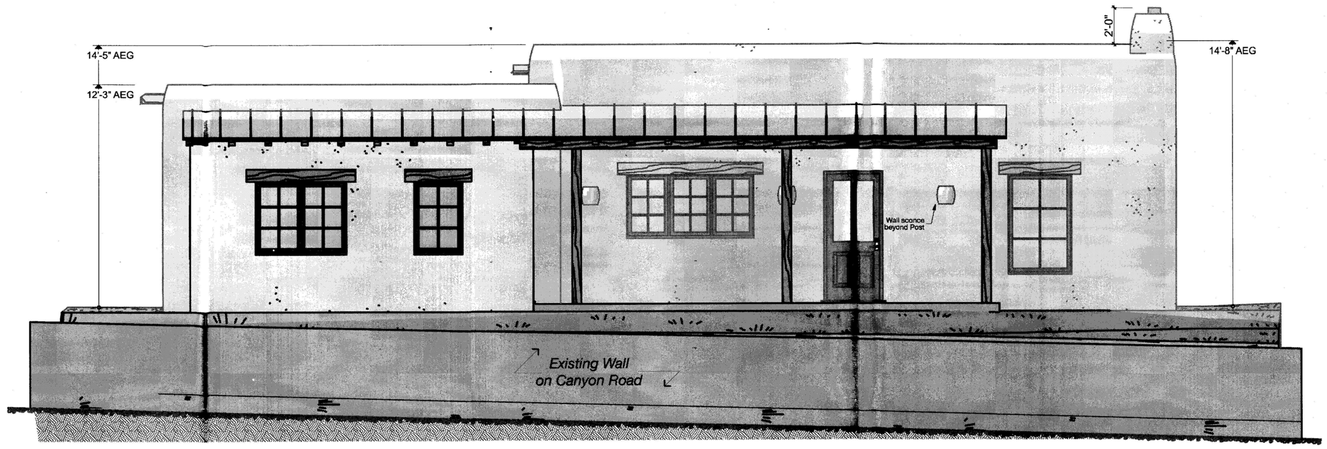
West SCALE:1/4" = 1'-0"



East SCALE:1/4" = 1'-0"



South SCALE:1/4" = 1'-0"



North SCALE:1/4" = 1'-0"
0 2' 4' 8'
16'-0"

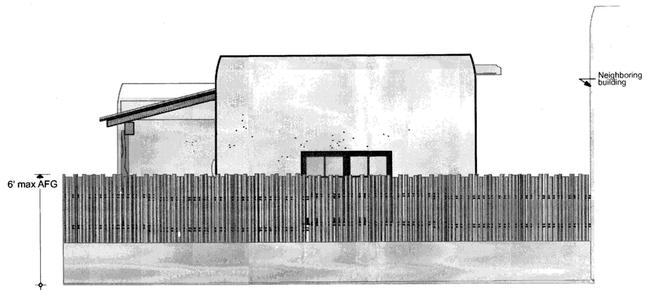
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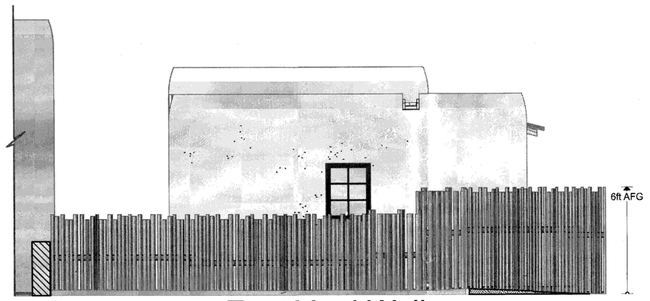
302 Camino Cerrito
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Santa Fe New Mexico

Project Status: DD
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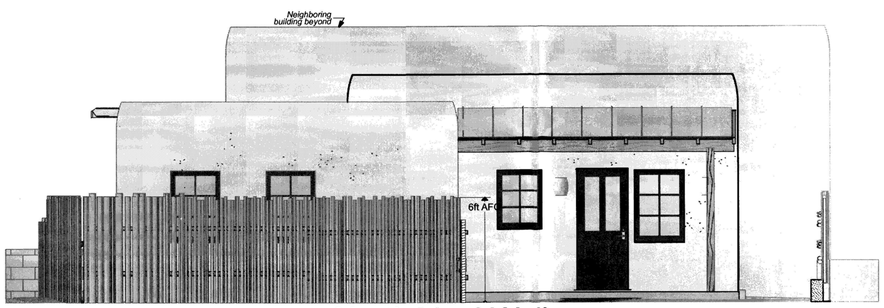
Exterior 2D Elevations SHEET: 3



West Yard Walls SCALE:1/4" = 1'-0"



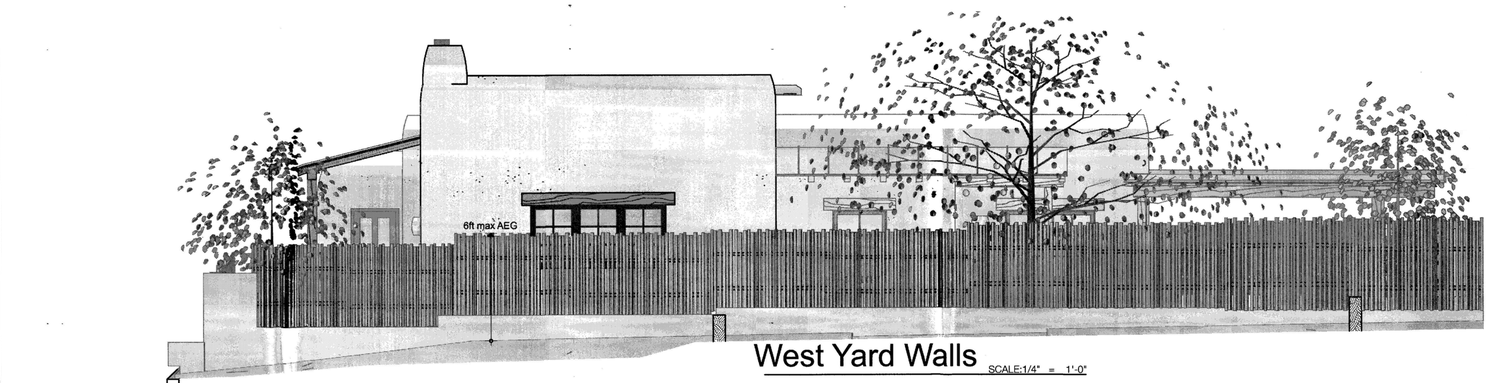
East Yard Walls SCALE:1/4" = 1'-0"



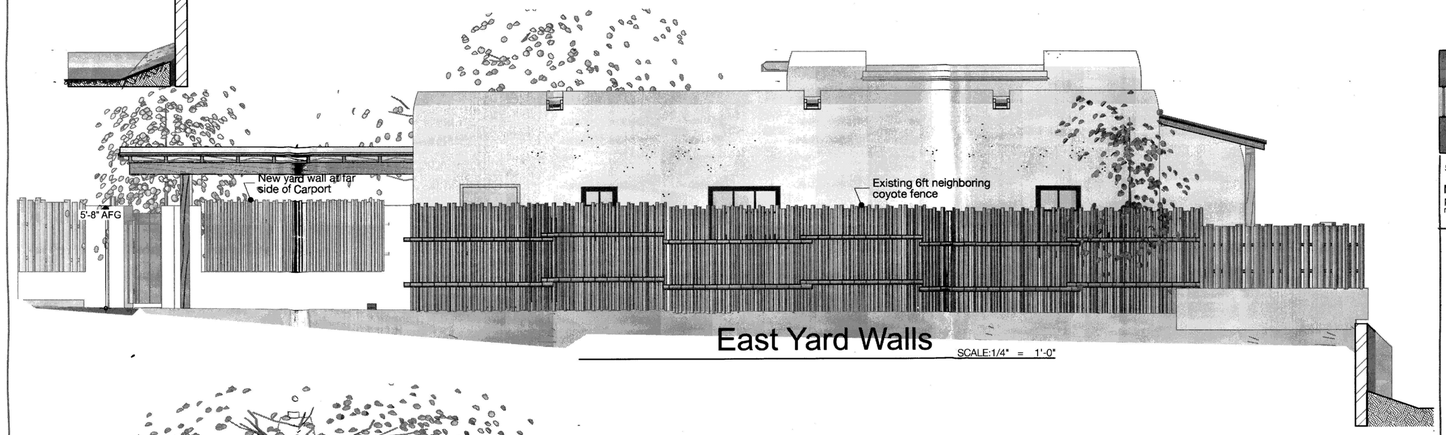
North Yard Walls SCALE:1/4" = 1'-0"

16'-0"

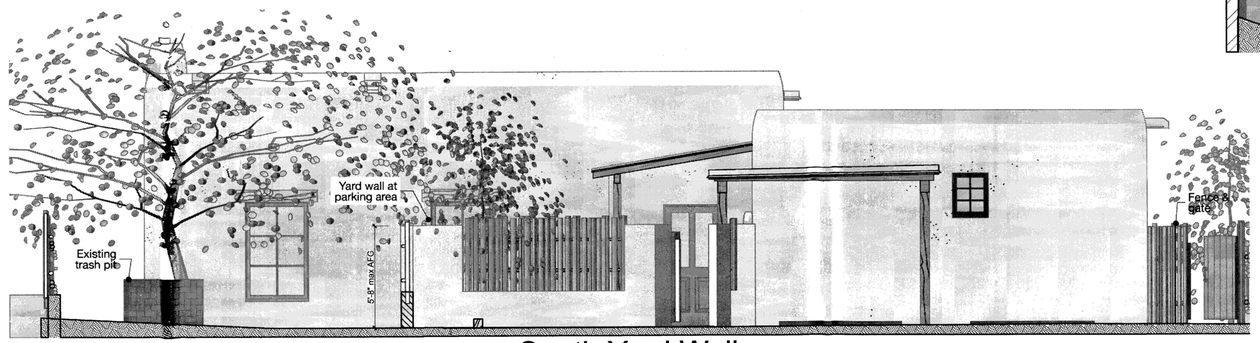
GUEST HOUSE YARD WALLS



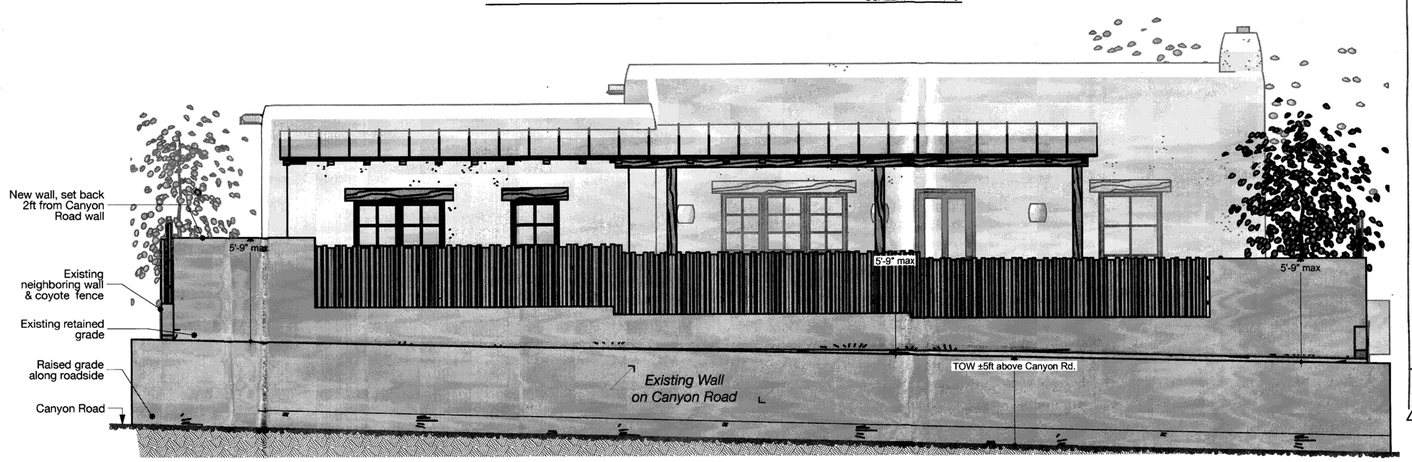
West Yard Walls SCALE:1/4" = 1'-0"



East Yard Walls SCALE:1/4" = 1'-0"



South Yard Walls SCALE:1/4" = 1'-0"



North Yard Walls SCALE:1/4" = 1'-0"

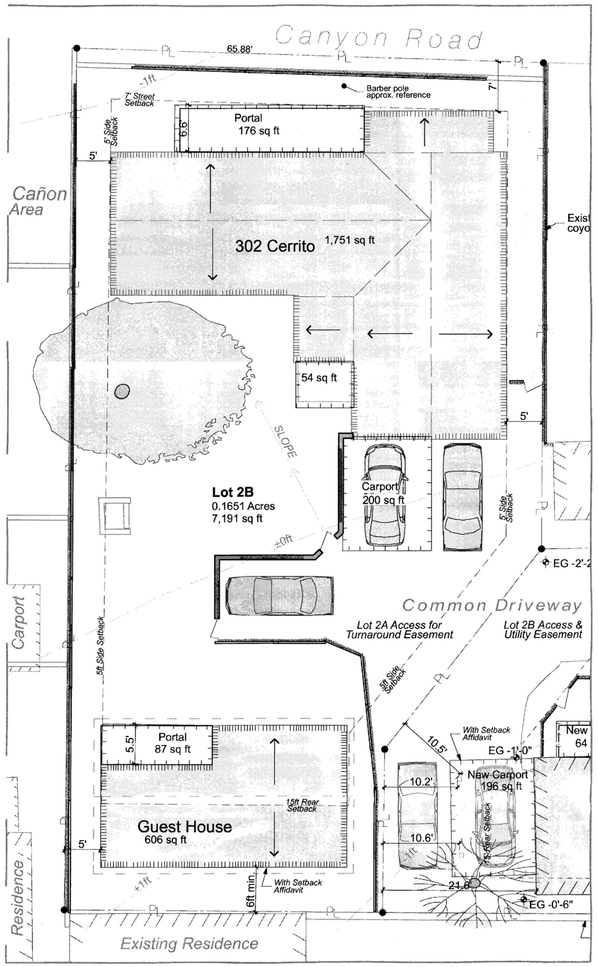
Yard Wall Elevations SHEET: 4

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Site Plan

SCALE:1" = 10'

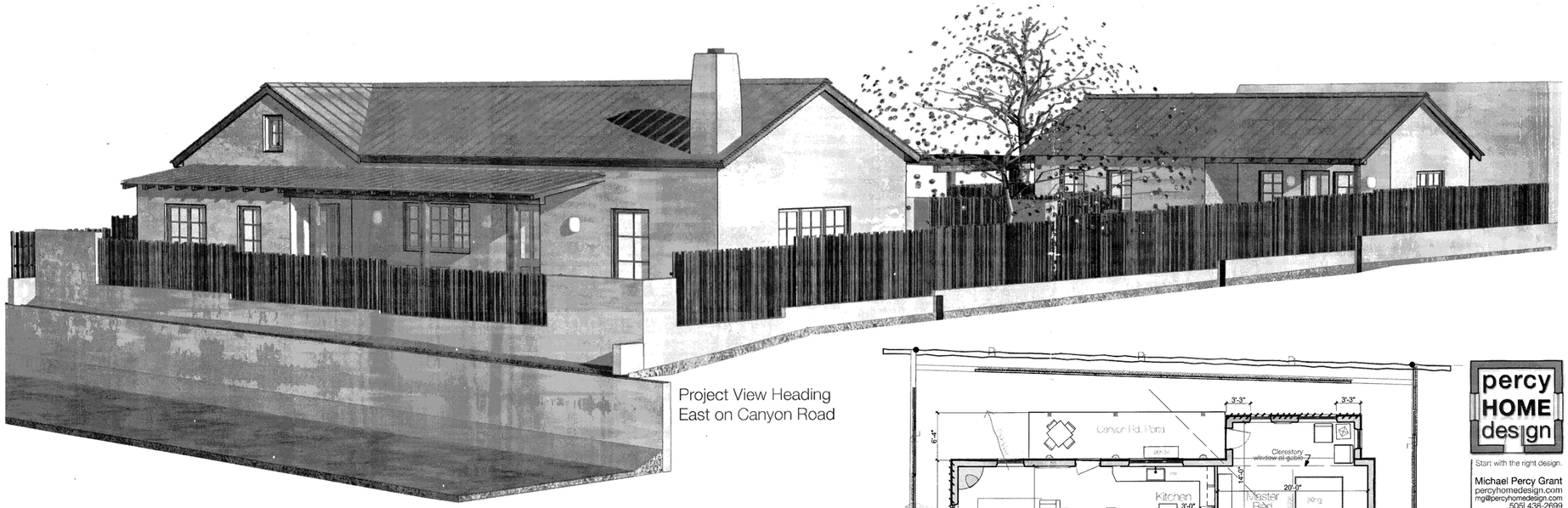
40'-0"

ZONING RAC

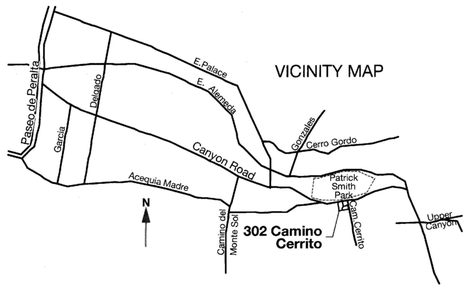
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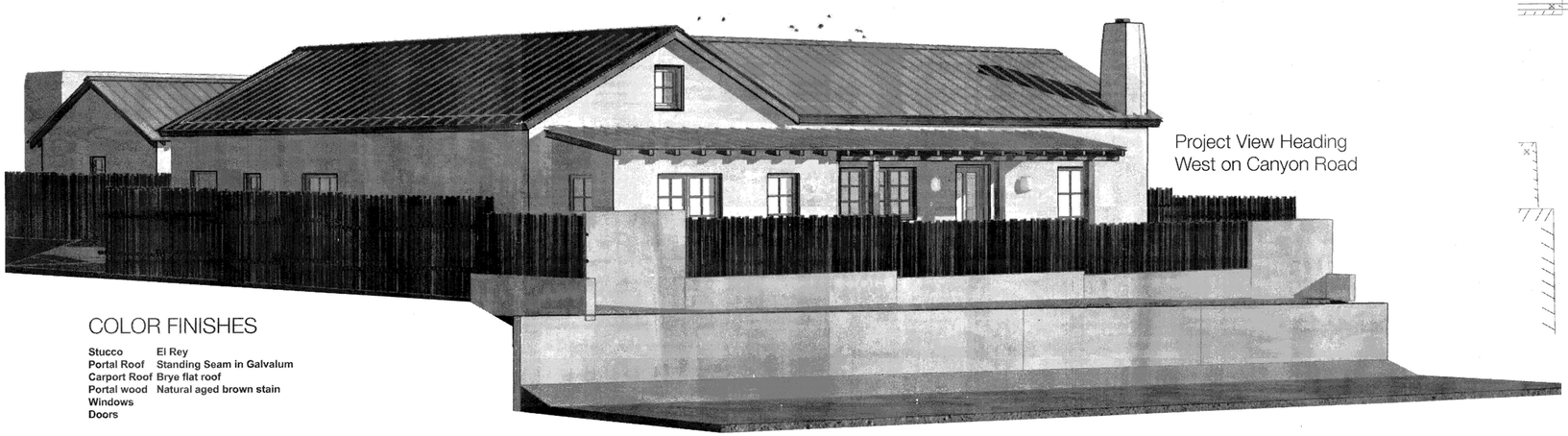


Project View Heading East on Canyon Road



DIRECTIONS

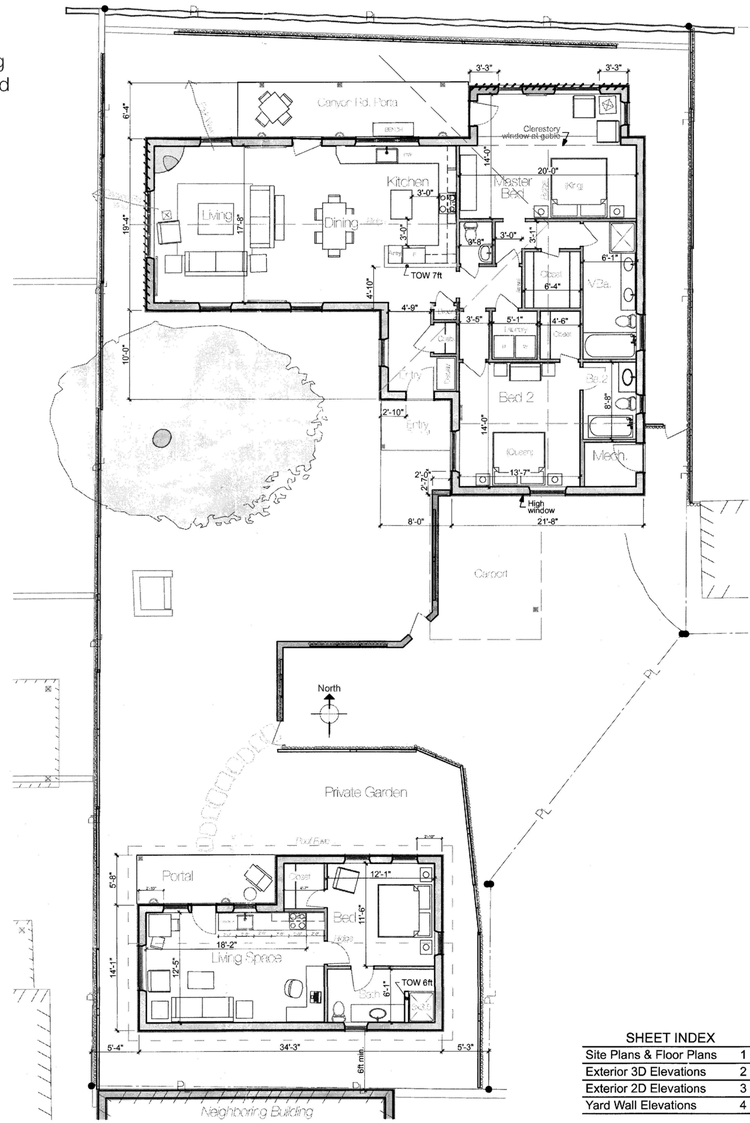
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Turn RIGHT into the first driveway.



Project View Heading West on Canyon Road

COLOR FINISHES

Stucco	El Rey
Portal Roof	Standing Seam in Galvalum
Carport Roof	Brye flat roof
Portal wood	Natural aged brown stain
Windows	
Doors	



Furnished Floor Plans

SCALE:1/8" = 1'-0"

32'-0"

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Yard Wall Elevations	4

Project Status: **SD**
Historic Review Submittal

Published **11/7/13**

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A Re-code Project by
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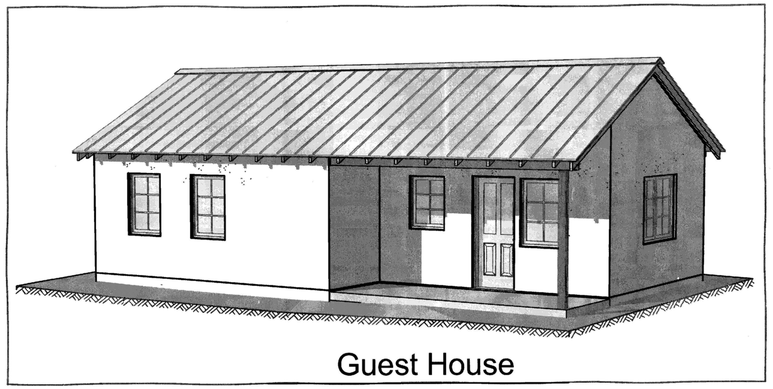
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New Construction
Santa Fe New Mexico

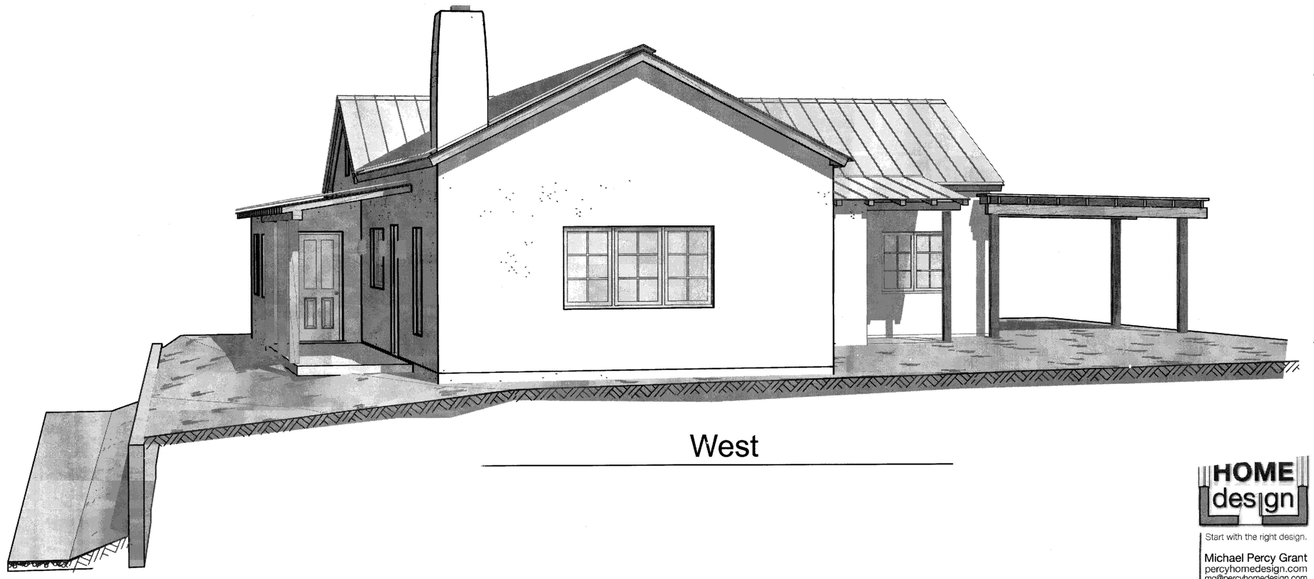
Site Plans & Floor Plans

SHEET: 1

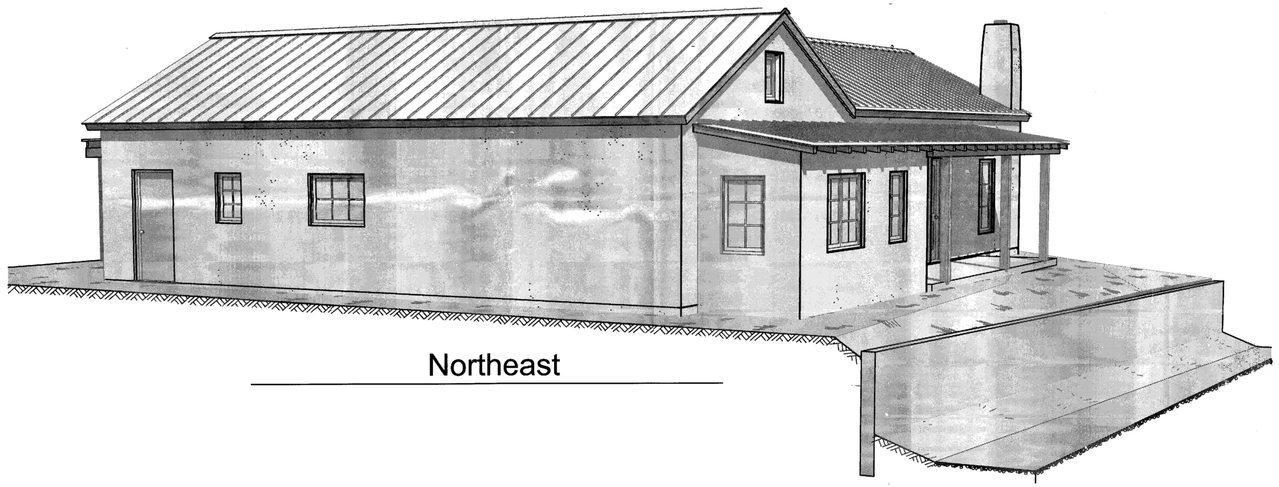
11-8-13



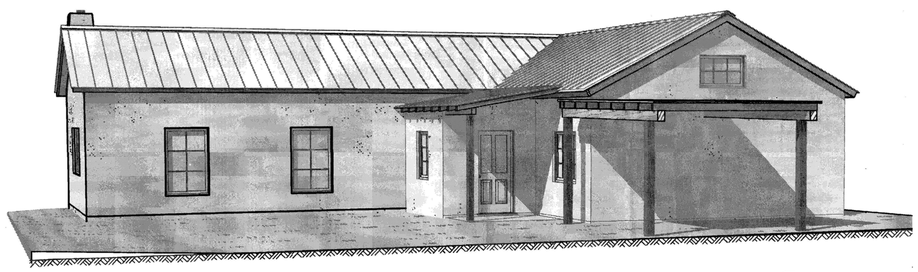
Guest House



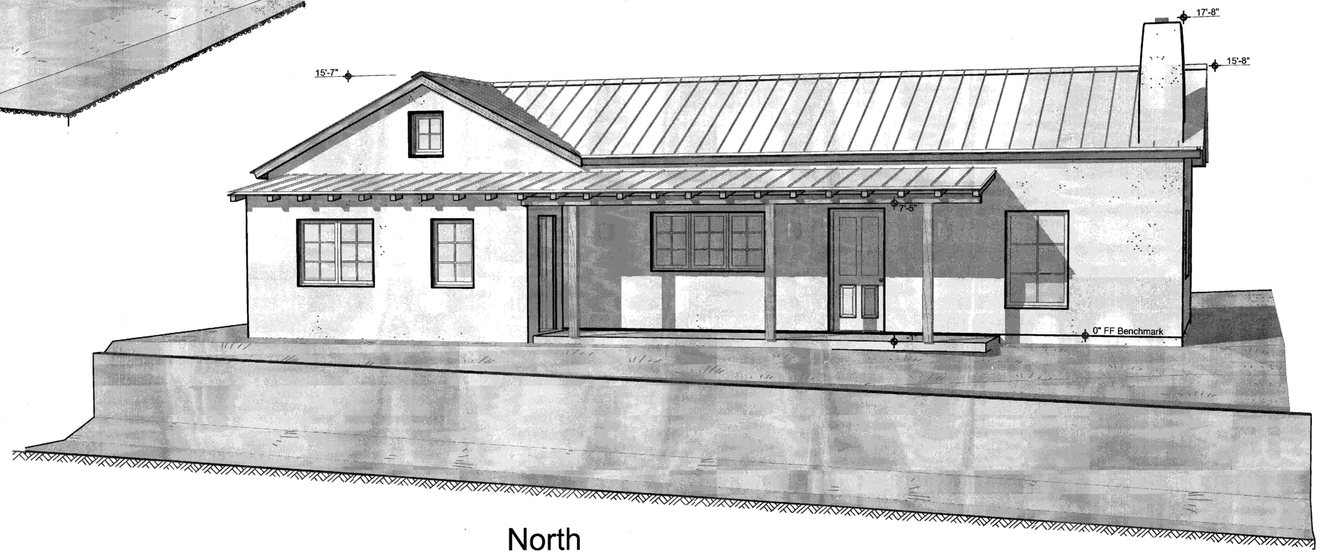
West



Northeast



South



North

Note: Perspective Views are not to scale

HOME design
Start with the right design.
Michael Percy Grant
percyhomedesign.com
mg@percyhomedesign.com
505| 438-2699

A Remodel Project by
TRUE NORTH BUILDERS
Cody North
505-699-9858 buildnorth@gmail.com

302 Camino Cerrito
New Construction
Santa Fe New Mexico

Project Status: SD
Historic Review Submittal
Published 11/7/13

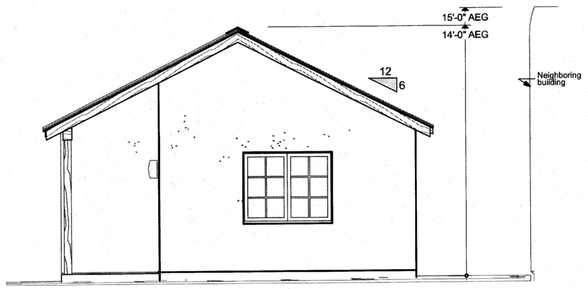
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Exterior 3D Elevations

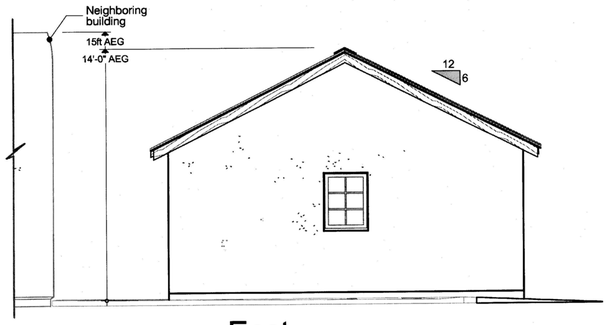
SHEET: 2

ABBREVIATIONS

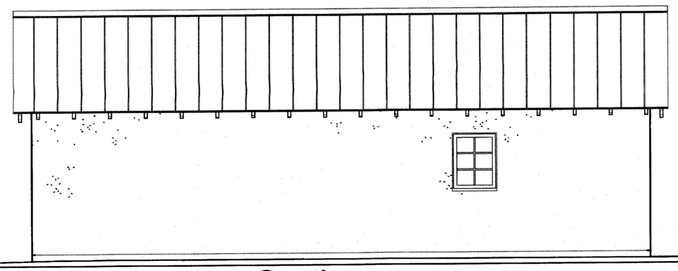
AEG	Above Existing Grade
AFG	Above Finished Grade
AFF	Above Finish Floor
BM	Bench Mark reference
Clg.	Ceiling Height
EG	Existing Grade
ES	Existing Slab
EF	Existing Floor
FF	Finish Floor
FG	Finished Grade
HH	Header Height
PL	Property Line
TOF	Top Of Fence
TOP	Top Of Parapet
TOS	Top Of Slab
TOW	Top Of Wall



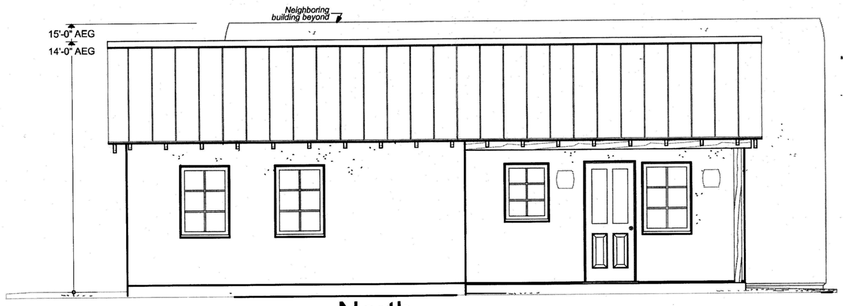
West SCALE:1/4" = 1'-0"



East SCALE:1/4" = 1'-0"

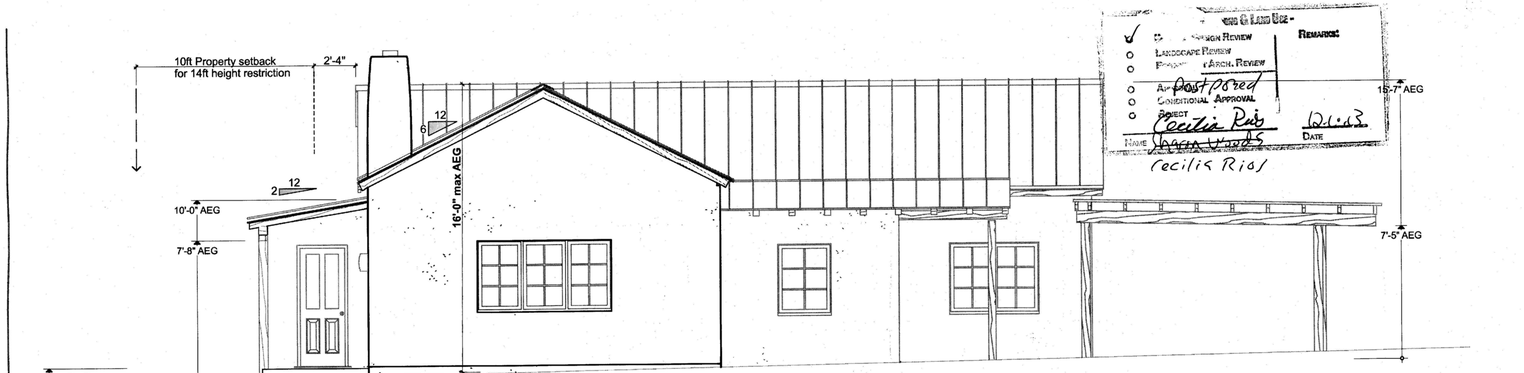


South SCALE:1/4" = 1'-0"

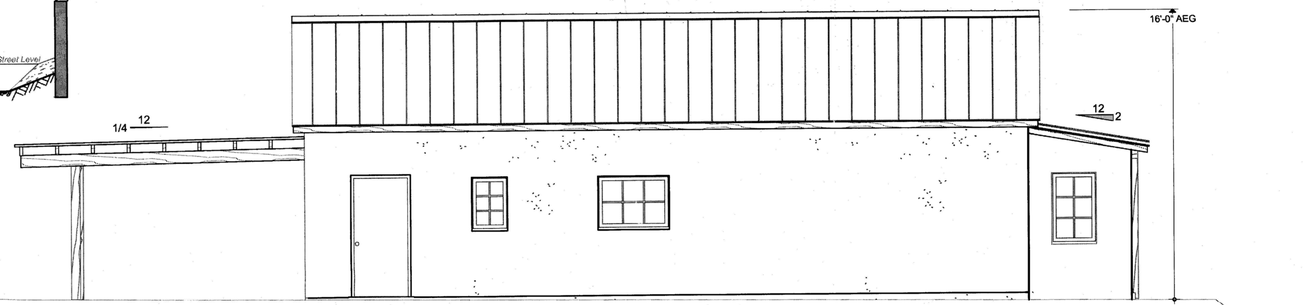


North SCALE:1/4" = 1'-0"

GUEST HOUSE



West SCALE:1/4" = 1'-0"



East SCALE:1/4" = 1'-0"



South SCALE:1/4" = 1'-0"



North SCALE:1/4" = 1'-0"

0 2' 4' 8'

16'-0"

Exterior 2D Elevations

SHEET: 3

- Design & Land Use -
Design Review
Landscape Review
Engineering / Arch. Review
Remarks:
Approved
Conditional Approval
Reject
Name Sarah Wood
Cecilia Rios
Date 12.4.13

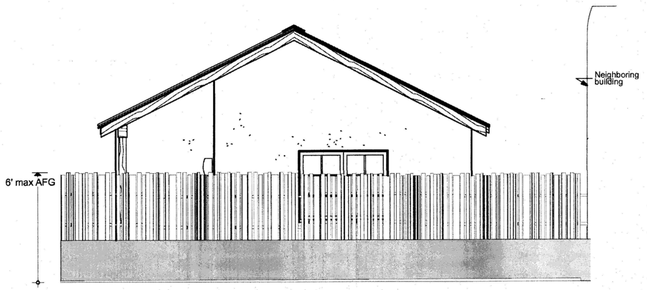
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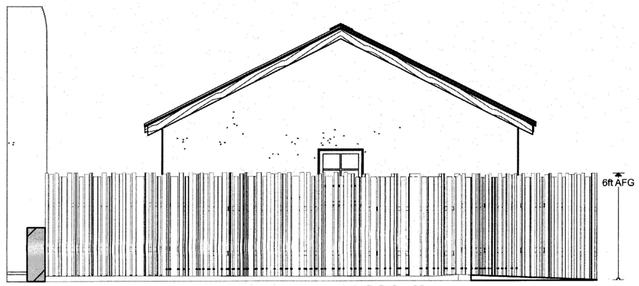
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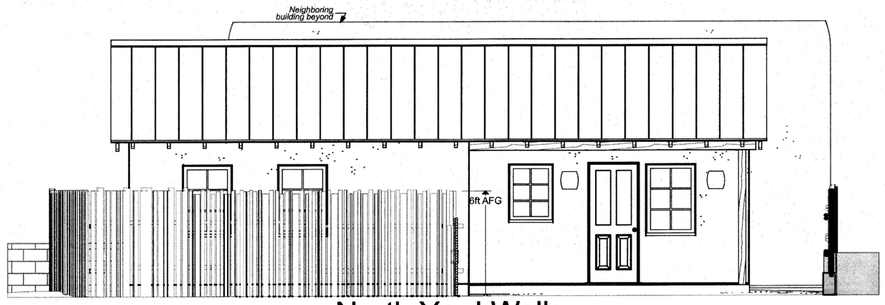
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West Yard Walls SCALE:1/4" = 1'-0"



East Yard Walls SCALE:1/4" = 1'-0"

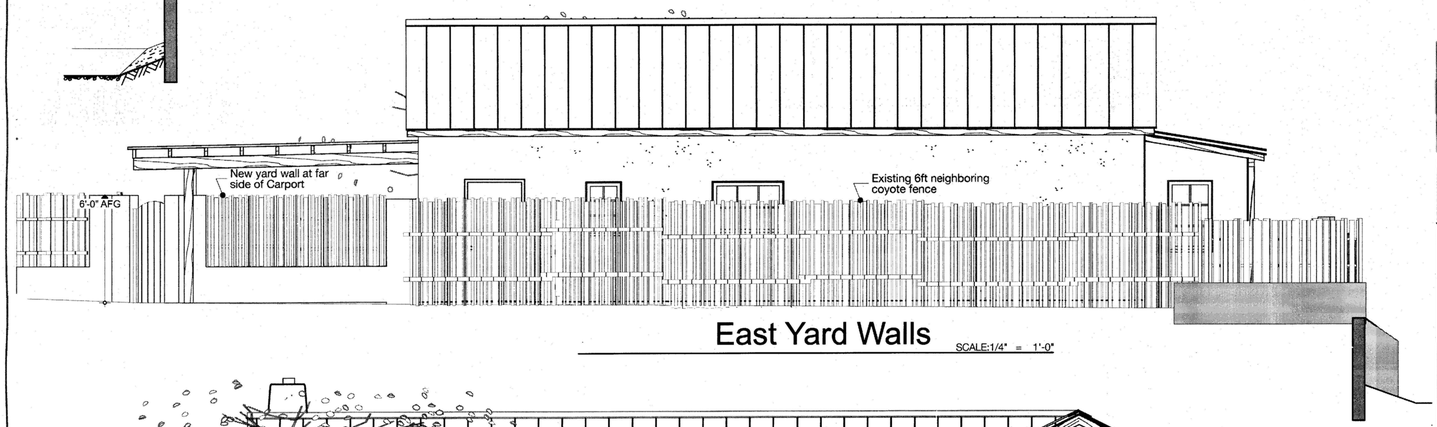


North Yard Walls SCALE:1/4" = 1'-0"

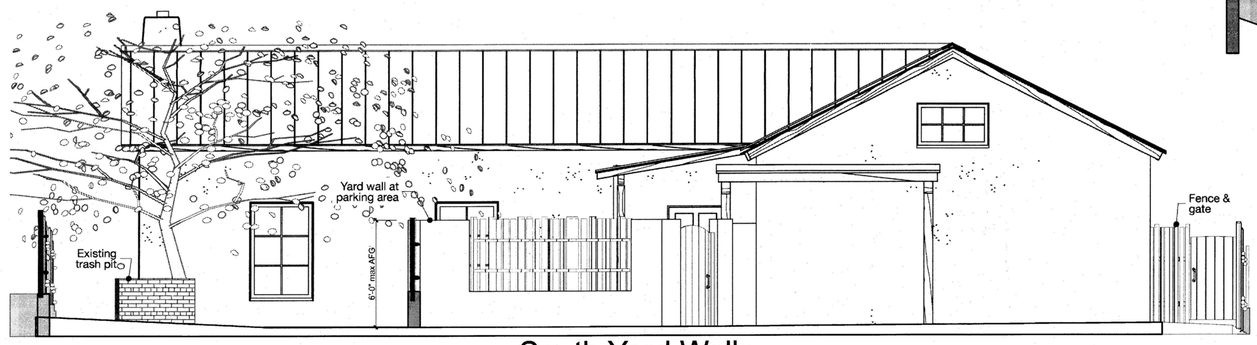
GUEST HOUSE YARD WALLS



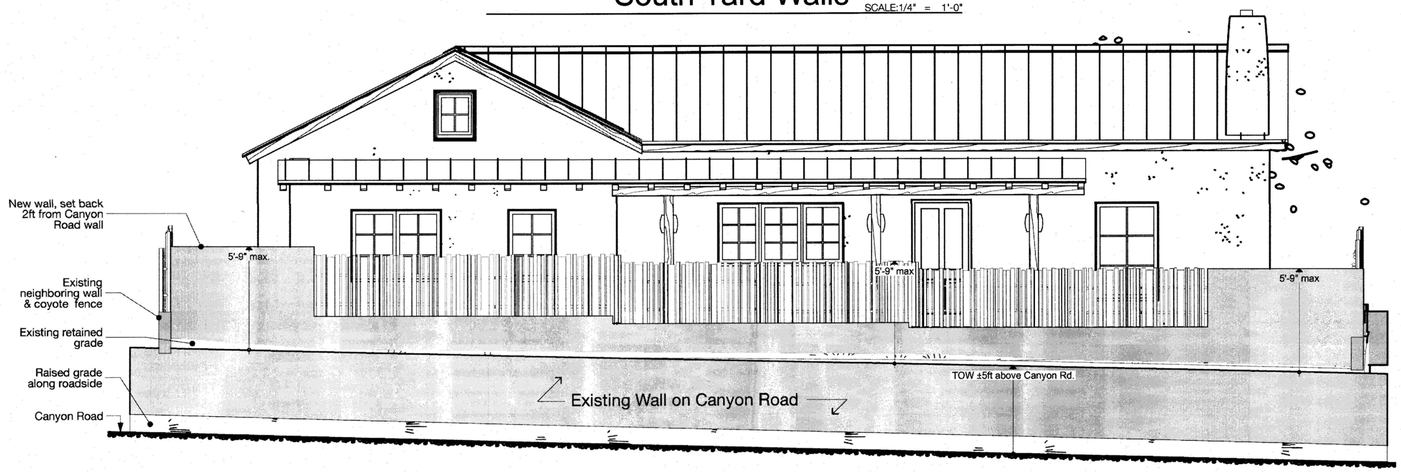
West Yard Walls SCALE:1/4" = 1'-0"



East Yard Walls SCALE:1/4" = 1'-0"



South Yard Walls SCALE:1/4" = 1'-0"



North Yard Walls SCALE:1/4" = 1'-0"

16'-0"

Yard Wall Elevations

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percyhomedesign.com
mg@percyhomedesign.com
505| 438-2699

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SHEET: 4