



CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Doug McDowell, agent for J. Midyette, owner, proposes to construct a freestanding garage, additions, and replace windows on a non-contributing residential structure.

Case number: 2020-002820-HDRB
Project Type: HDRB

PROJECT LOCATION (S): 1369 Cerro Gordo Road

OW – J. Midyette 1369 Cerro Gordo Road, Santa Fe, NM 87501 jnoldmidyette@gmail.com

AP -- Doug McDowell 1317 B Cerro Gordo Road, Santa Fe, NM 87501 doug@mcdowellssantafe.com

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

None

YEAR OF CONSTRUCTION

Unknown

PROJECT TYPE

Status ☐ Primary Elevations ☐ Remodel ☒ Demolition ☐ New ☐ Other _____

USE, EXISTING

Residential ☒ Non-Residential ☐ Vacant ☐

USE, PROPOSED

Residential ☒ Non-Residential ☐

HISTORIC BUILDING NAME

N/A

City of Santa Fe, New Mexico

memo

DATE: November 24, 2020
TO: Historic Districts Review Board Members
FROM: Angela Schackel Bordegaray, Senior Planner
Historic Preservation Division



Case # 2020-002820-HDRB

Address: 1369 Cerro Gordo
Historic Status: Non-Contributing
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

- ☒ District Standards & yard wall
& fence standards.
☐ Historic Inventory Form
☒ Zoning Review Sheet
☒ Other: Previous cases H-16-038B,
H-16-038C

APPLICANT SUBMITTALS

- ☒ Proposal Letter
☒ 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(E) Downtown and Eastside Design Standards.

BACKGROUND & SUMMARY:

1369 Cerro Gordo is a large lot located away from the public way that has three structures listed as non-contributing to the Downtown and Eastside Historic District. The property's structures include an adobe residence and an adobe shop and garage, all in Spanish-Pueblo Revival style. The board approved a garage addition to the main house in 2016.

The applicant proposes the following changes:

Main House

- Add on to the kitchen on the north elevation. The north wall will be extended to enlarge the kitchen by 260 sf. Two new windows will be installed on this wall. The expanded kitchen will have a portal with corbels and beams.
- Revise the main entry. The new entry will feature double doors with windows. Patio will be reconfigured around the remodeled entry.

Guest House

- Addition of a 148 sf portal on the west side of the guesthouse. The portal will have wood beams and corbels. The existing doors and windows of the guesthouse will remain.
- The house's gate entry and yard wall will be shifted to the south realigning the exterior gate and walkway to the proposed portal addition to the west elevation of the guesthouse. The gate and yard wall will not change in material or style.

Add exterior lights that will be night sky-approved.

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.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

OLD P2A

Be Completed By Applicant:		Site Address:	
Date Submitted: <u>2 MAY 2016</u>		<u>1369 CERRO GORDO, SANTA FE 87501</u>	
Property Owner of Record: <u>J Nold MIDYETTE</u>		Proposed Construction Description:	
Applicant/Agent Name: <u>J Nold MIDYETTE</u>		<u>MASTER BEDROOM ADDITION</u>	
Contact Person Phone Number: <u>(303) 489-0427 CELL</u>		TOTAL ROOF AREA: <u>7,635 (ENTIRE RESIDENCE INCLUDING ADDITION)</u>	
Zoning District: <u>R-1</u> <u>505-984-8183 Residence</u>		Lot Coverage: <u>348 %</u> <input type="checkbox"/> Open Space Required: <u>NA</u>	
Overlay: <input type="checkbox"/> Escarpment <input type="checkbox"/> Flood Zone* <input checked="" type="checkbox"/> Other: <u>DOWNTOWN EASTSIDE HISTORIC</u>		Setbacks: Proposed Front: <u>256'</u> Minimum: <u>7'</u> 2 nd Front? <u> </u> Proposed Rear: <u>409'</u> Minimum: <u>15'</u> Proposed Sides: <u>L30 R300</u> Minimum: <u>5'</u>	
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Height: Proposed <u>15'</u> Maximum Height: <u>19'-21'</u> or <u>EXISTING 19'-21'</u> <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit		Parking Spaces: <u>EXISTING</u> Proposed <u> </u> Accessible <u> </u> Minimum: <u> </u>	
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required		Bicycle Parking**: Proposed: <u> </u> Minimum: <u> </u> ** Commercial Requirement	
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: <u> </u>			
Terrain: <input type="checkbox"/> 30% slopes <u>NONE</u> <input type="checkbox"/> requires an additional review conducted by Technical Review Division. <input type="checkbox"/> requires an additional review conducted by the Traffic Engineering Division.			

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

J Nold MIDYETTE 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.

J Nold Midyette
SIGNATURE

2 MAY 2016
DATE

To Be Completed By City Staff:	
Additional Agency Review if Applicable:	
<input type="checkbox"/> Escarpment Approval by <u> </u> Date: <u> </u> / <u> </u> / <u> </u>	
<input type="checkbox"/> Flood Plain Approval by <u> </u> Date: <u> </u> / <u> </u> / <u> </u>	
<input type="checkbox"/> Traffic Engineering Approval by <u> </u> Date: <u> </u> / <u> </u> / <u> </u>	
Notes: <u> </u>	
Zoning Approval:	
<input checked="" type="checkbox"/> Preliminary Approval <input type="checkbox"/> with conditions <input type="checkbox"/> Rejected	
Comments/Conditions: <u> </u>	
<u> </u>	
<u> </u>	
REVIEWER: <u> </u>	DATE: <u>5/3/16</u>



McDOWELL FINE HOMES

DESIGNERS BUILDERS
Since 1976

November 2, 2020

Ms. Angela Bordegary
Historic Preservation Division
City of Santa Fe
Re 1369 Cerro Gordo Road

Dear Ms. Bordegary,

We are requesting Board review and approval approval for the following revisions and additions to the residence located at 1369 Cerro Gordo Road.

These revisions and additions are not publicly visible from the public right of way.

1. Remodel and additions to the existing Kitchen
2. Revisions and additions the existing Main Entry.
3. Add a new Portal on the west facade of the Guest House.
4. Replace non contributing windows with windows in a similar style to the approved windows being used on the previously approved and currently under construction Master Bedroom Addition.
5. Modify the existing Courtyard wall and gate by moving it to the west to allow entry to the west of the proposed Portal Addition to the Guest House

All finishes will be similar as the finishes approved for the Master Bedroom Addition.

All exterior lights shall be night sky approved.

Thank you for your kind consideration of this request.

Take Care

Doug McDowell

Doug McDowell
President
McDowell Fine Homes
Agent For,
J and Kay Midyette
Owners
1369 Cerro Gordo Road



1369 CERRO GORDO

AERIAL
VIEW



EXISTING
KITCHEN ADDITION REMODEL NORTH

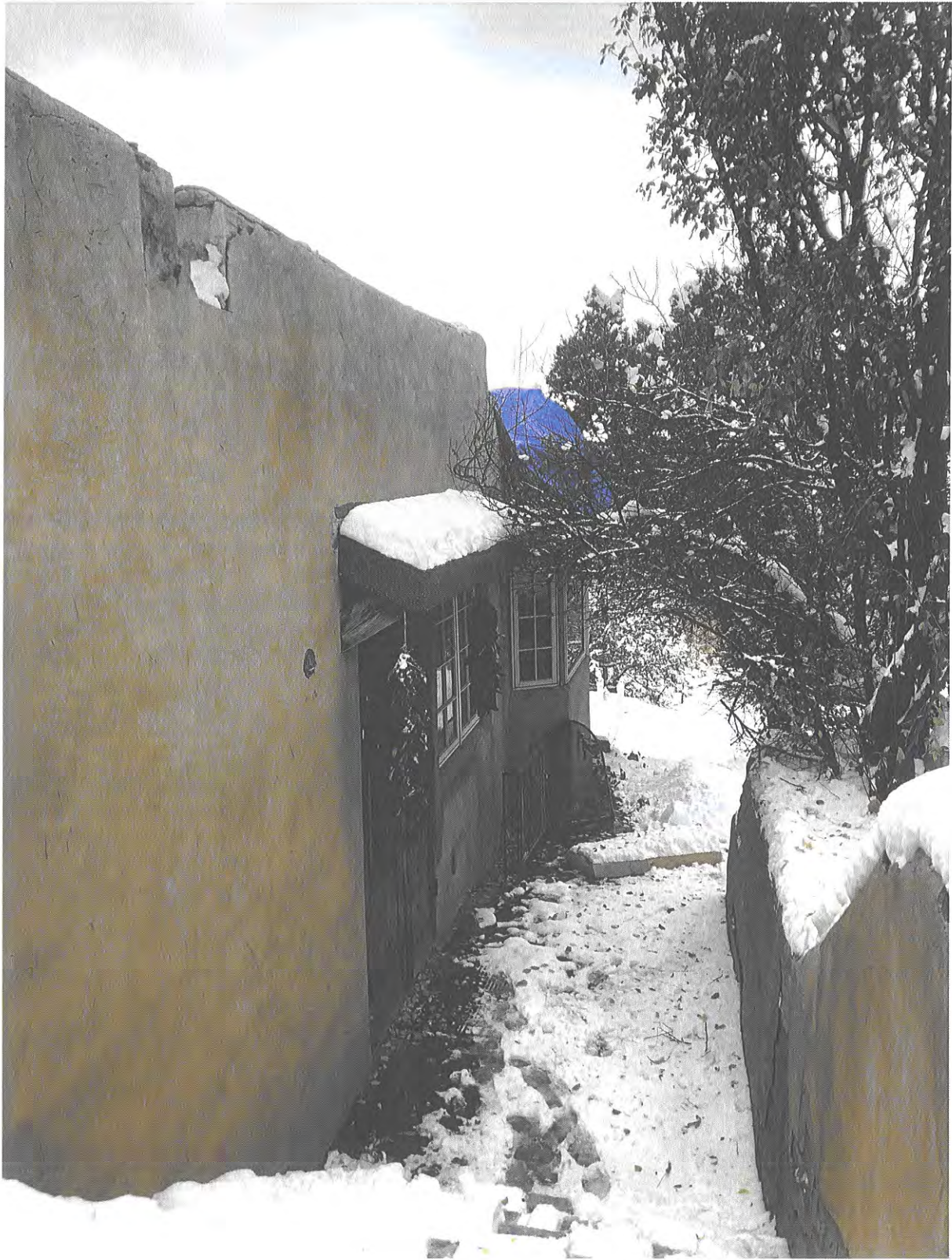
MAIN HOUSE

1369 CERRO GORDO



EXISTING
KITCHEN REMODEL ADDITION NORTH

MAIN HOUSE



EXISTING
KITCHEN REMODEL ADDITION NORTH

MAIN HOUSE

1369 Cerro Gordo



EXISTING
GUEST HOUSE PORTAL ADDITION WEST

1369 · Cerro Gordo



EXISTING
COURTYARD WALL AND GATE REVISION

1

1369 Cerro Gordo



EXISTING
GUEST HOUSE PORTAL ADDITION WEST

1369 Cerro Gordo



EXISTING
KITCHEN REMODEL ADDITION NORTH
MAIN HOUSE



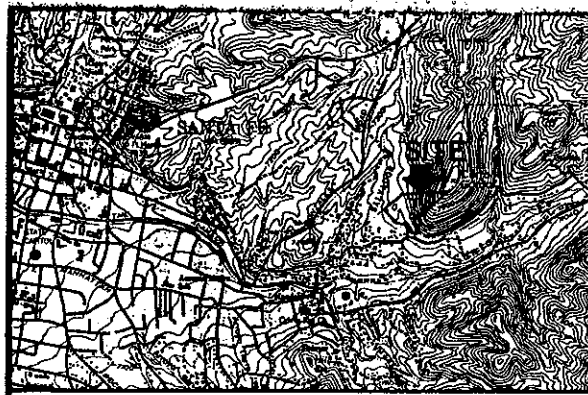
EXISTING
KITCHEN REMODEL ADDITION NORTH

MAIN HOUSE

1369 Cerro Gordo

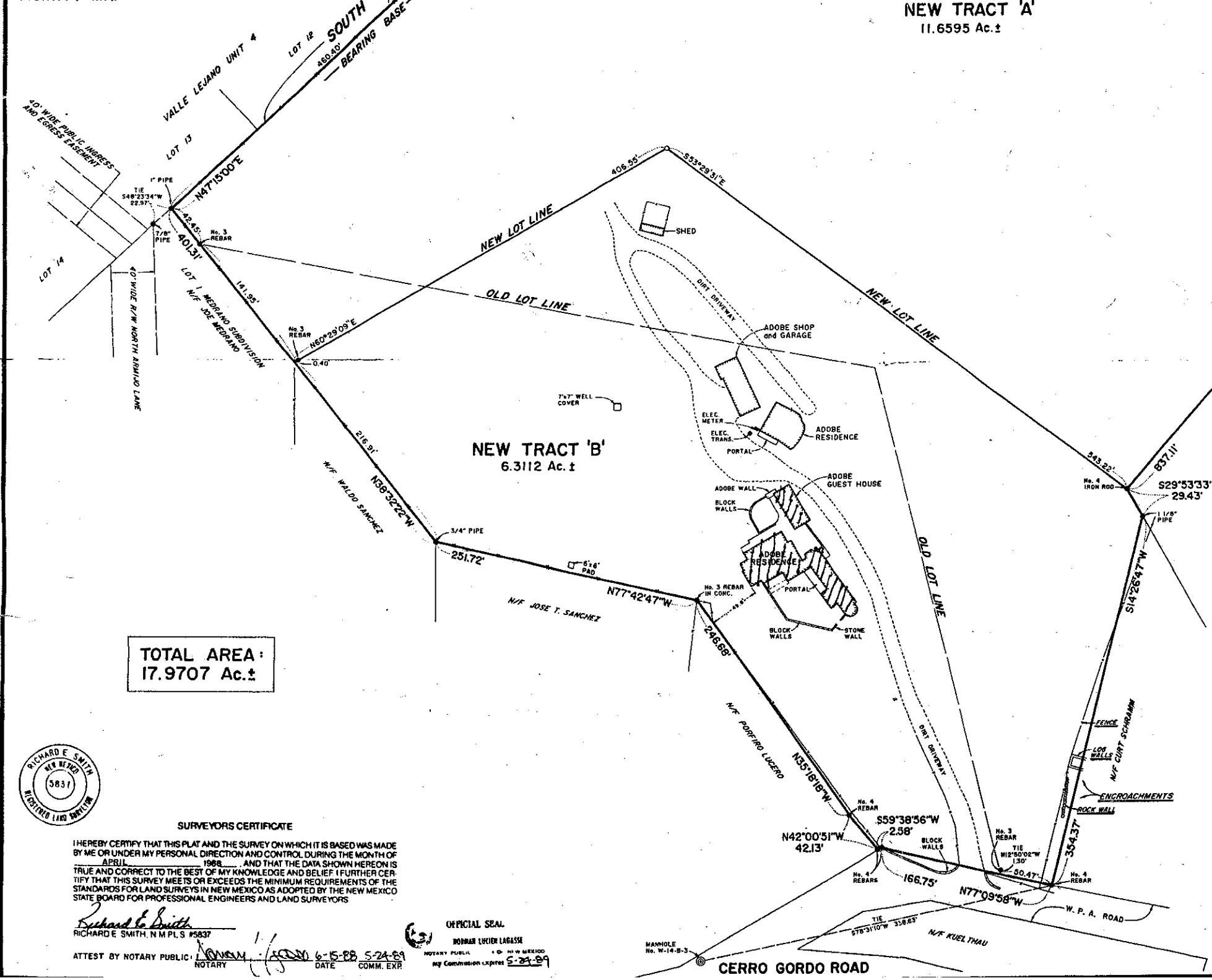


EXISTING
MAIN ENTRY REMODEL



VICINITY MAP

SCALE 1" = 2000'



TOTAL AREA:
17.9707 Ac. ±



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE BY ME OR UNDER MY PERSONAL DIRECTION AND CONTROL DURING THE MONTH OF APRIL, 1988, AND THAT THE DATA SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM REQUIREMENTS OF THE STANDARDS FOR LAND SURVEYS IN NEW MEXICO AS ADOPTED BY THE NEW MEXICO STATE BOARD FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Richard E. Smith
RICHARD E. SMITH, N.M.P.L.S. #5837

ATTEST BY NOTARY PUBLIC: *[Signature]* DATE: 6-15-88 5:24 PM COMM. EXP. 5-23-89

OFFICIAL SEAL
NOTARY PUBLIC
DOUGLAS LUCIER LAGASSE
My Commission Expires 5-23-89

TECHNICAL REVIEW LOT OF RECORD CREATED
OFFICIAL ADDRESS: *329 Cerro Gordo*
DISCLAIMER: I HAVE REVIEWED THE SURVEY AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO LAND SURVEYING ACT. I HAVE ALSO REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO LAND SURVEYING ACT. I HAVE ALSO REVIEWED THE PLAT AND FOUND IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW MEXICO LAND SURVEYING ACT.

SCALE 1" = 50'

DEDICATION / AFFIDAVIT

KNOW ALL PERSONS BY THESE PRESENTS:

THAT THE UNDERSIGNED OWNER HAS CAUSED TO BE REPLATTED THE LANDS SHOWN HEREON AND LYING SITUATE WITHIN THE CITY OF SANTA FE, NEW MEXICO. ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. SAID OWNER DOES HEREBY GRANT EASEMENTS AS SHOWN HEREON. THE LANDS SHOWN HEREON LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO. PURSUANT TO SECTION 3 - 20 - 2, N.M.S.A. 1978.

JOAN NOLD MIDYETTE *[Signature]* 2/6/89 DATE

ATTEST BY NOTARY PUBLIC: *[Signature]* 02-06-89 DATE

APPROVAL OF THIS PLAT, BY THE CITY OF SANTA FE DOES NOT CONSTITUTE APPROVAL OF ANY LOT LINE ENCROACHMENTS, IF ANY.

LEGEND

BEARINGS BASED ON A PLAT OF SURVEY BY SAMUEL P. DAVALOS, N.M.P.E. AND L.S. NO. 364, DATED AUG. 7, 1948, JULY, 1949, AND JULY, 1971, TITLED: "PLAT SHOWING SURVEY OF PROPERTY FOR TULSA RIG, REEL AND MANUFACTURING CO., 1353 CERRO GORDO ROAD, SANTA FE, NEW MEXICO, SCALE: 1"=100'."

- DESIGNATES POINTS FOUND AND USED AS NOTED.
- DESIGNATES NO. 4 REBAR WITH ALUMINUM CAP SET WITH THIS SURVEY.
- DESIGNATES CALCULATED POINT NOT SET.
- ⊙ DESIGNATES CITY OF SANTA FE SANITARY SEWER M.B.
- DESIGNATES FENCE LINES.

THESE LANDS ARE SUBJECT TO ALL APPURTENANT EASEMENTS OF RECORD.

APPROVALS

[Signature] 3/1/89 DATE
CITY ENGINEER

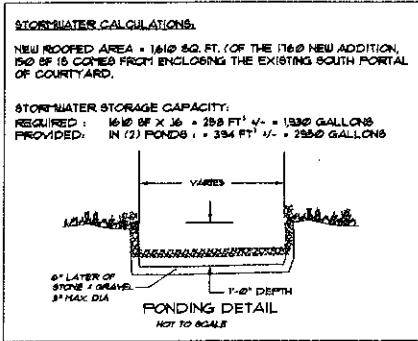
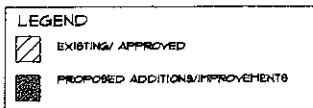
[Signature] 3/1/89 DATE
CITY PLANNER

67234
COUNTY OF SANTA FE
STATE OF NEW MEXICO
I hereby certify that this instrument was filed for record on the 1st day of March, 1989, at 1:00 p.m. and was duly recorded in book 1516 of the records of Santa Fe County.

Witness my hand and Seal of Office
and G. Arellano

County Clerk, Santa Fe County, N.M.

LOT LINE ADJUSTMENT PLAT OF SURVEY FOR
JOAN NOLD MIDYETTE
LANDS WITHIN THE SANTA FE GRANT, WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO.
SCALE: 1" = 50' DATE: APR, 1988 DRAWN BY: *[Signature]* CHECKED BY: *[Signature]* PROJECT NO.: 17
2913



1369 CERRO GORDO ROAD
TRACT "B"
6.3112 AC.

1369 CERRO GORDO ROAD
TRACT "A"
11.6595 AC.

EXISTING
SHOP & GARAGE

ELEC. TRANS.

ELEC. METER

EXISTING
STUDIO

EXISTING GUEST HOUSE

EXISTING
RESIDENCE
APPROX. 3,365 SF

PROPOSED BEDROOM
ADDITION" 1610 SF

(2) PONDS PER PONDING
DETAIL, 11'-6" X 22'-0"
OVALS, 12" DEEP FOR A
MIN. OF 198 SF3 EACH
(396 SF3 TOTAL).

PROPERTY LINE

PROPERTY LINE

APPROXIMATE BORDER OF FOOTHILLS
SUBDISTRICT/ ESCARPMENT OVERLAY
DISTRICT

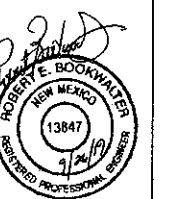
15' WIDE ROAD & UTILITY EASEMENT

Fire Protection to be provided within the addition
to comply with NFPA 13D

Midyette
architects p.c.
Architect
Boulder
Planning
Interior Design
Santa Fe
1426 Pearl Street, Suite 201
Boulder, Colorado 80302
(303) 443-9960 Fax 443-9920

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retrieval system, without written
consent of Midyette architects p.c.

JOB NO.



Proposed Bedroom Addition
Midyette Residence
1369 Cerro Gordo Dr.,
Santa Fe, NM 87501

CONTENTS:

PROPOSED
ENLARGED
SITE PLAN

DRAWN: SJ

DATE: 09/23/19

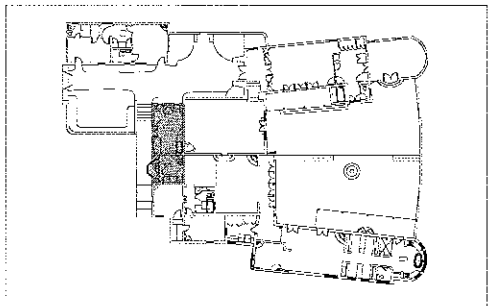
CHECKED: EE

DATE: 09/23/19

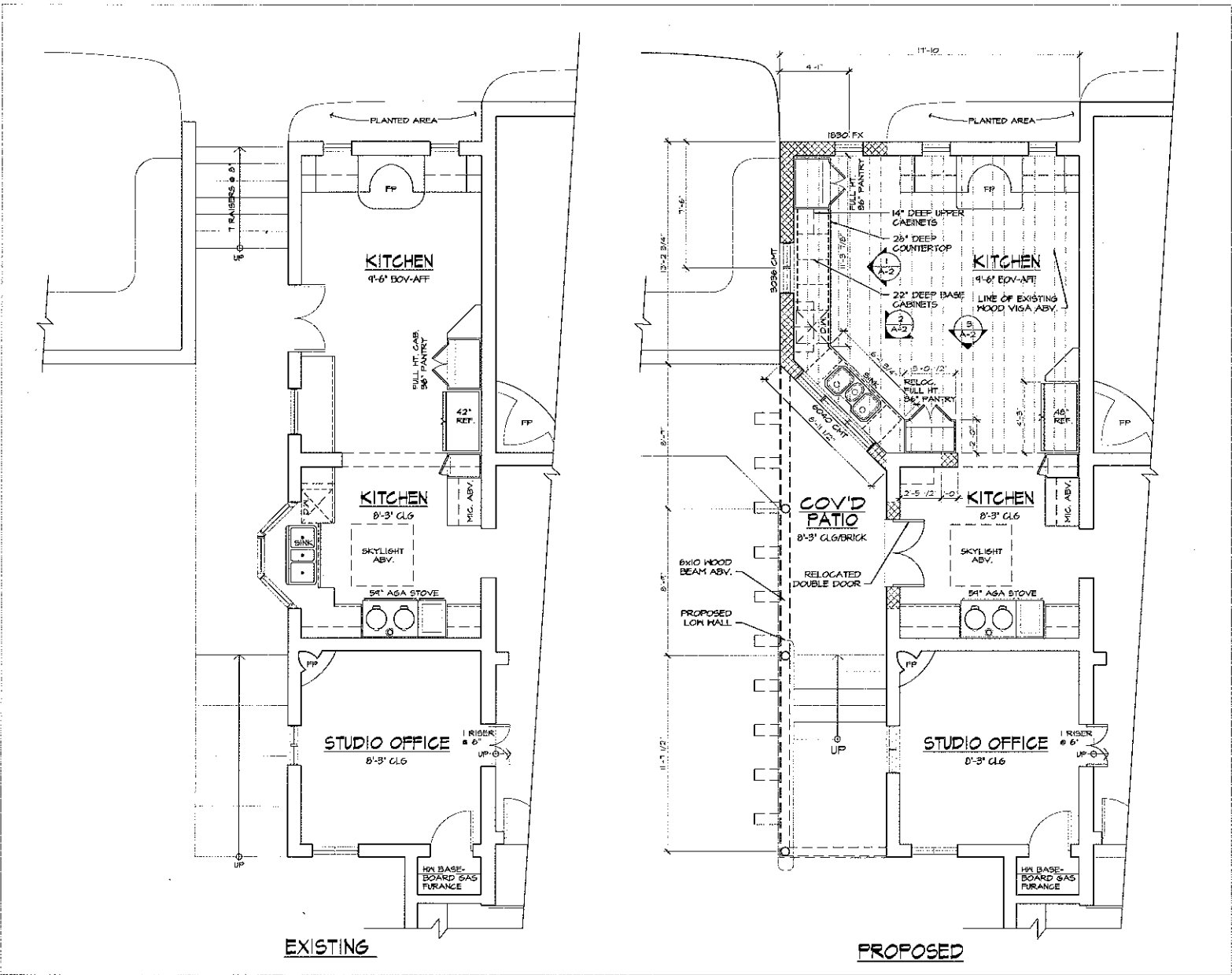
ISSUE RECORD:

KITCHEN REMODEL

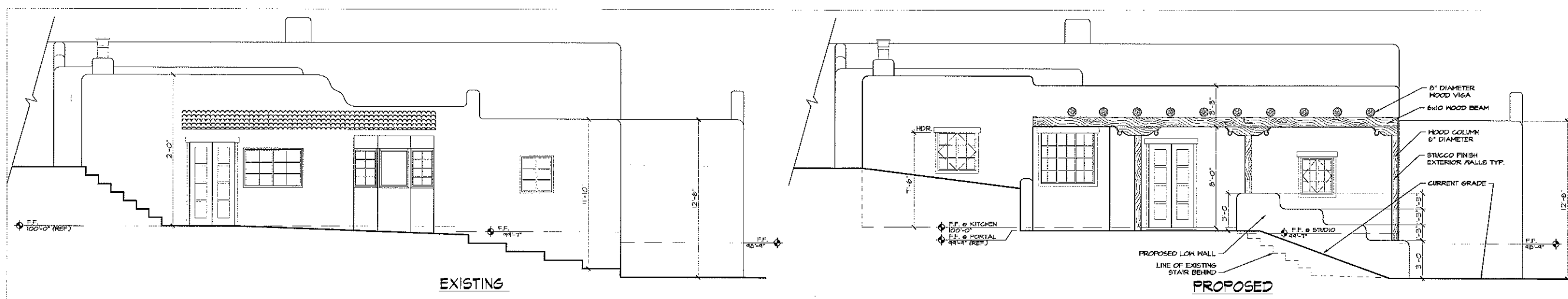
1369 Cerro Gordo
Santa Fe, NM 87501



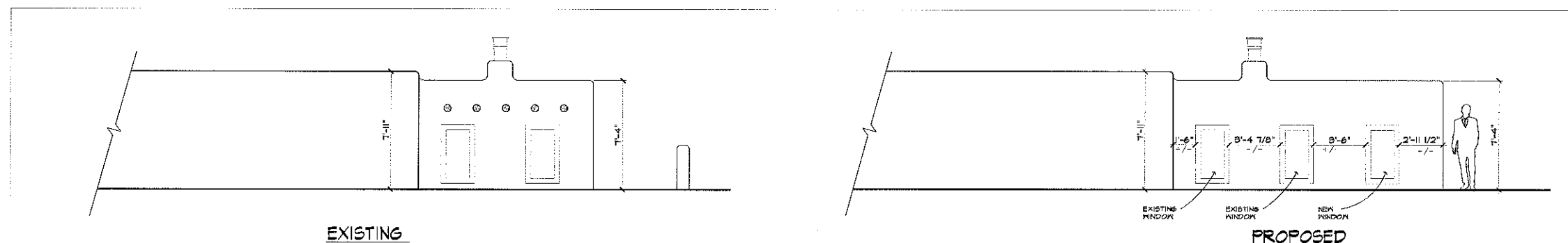
1 KEY PLAN
SCALE: 1/32" = 1'-0"



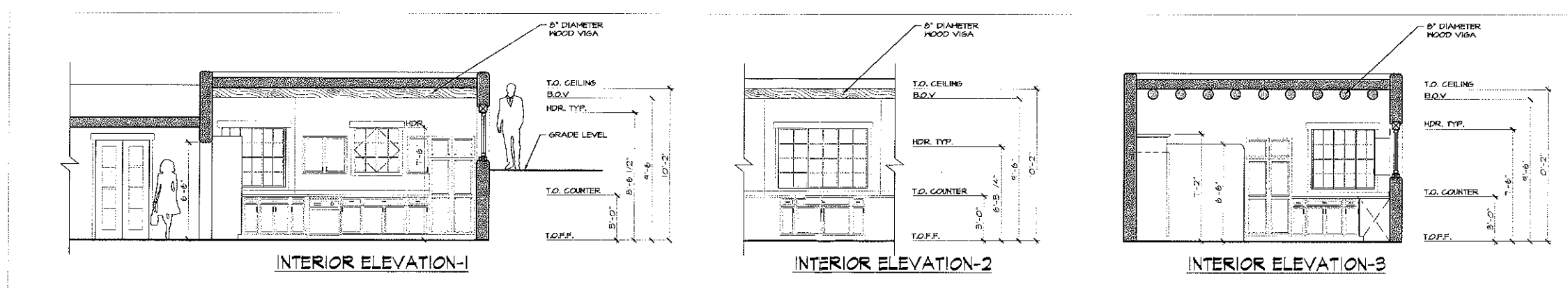
2 MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



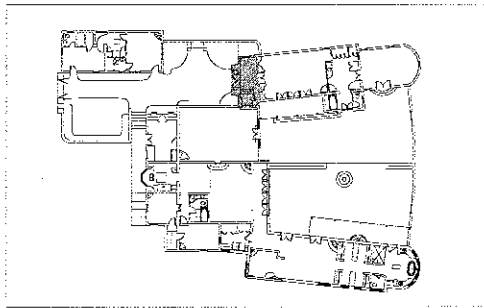
2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



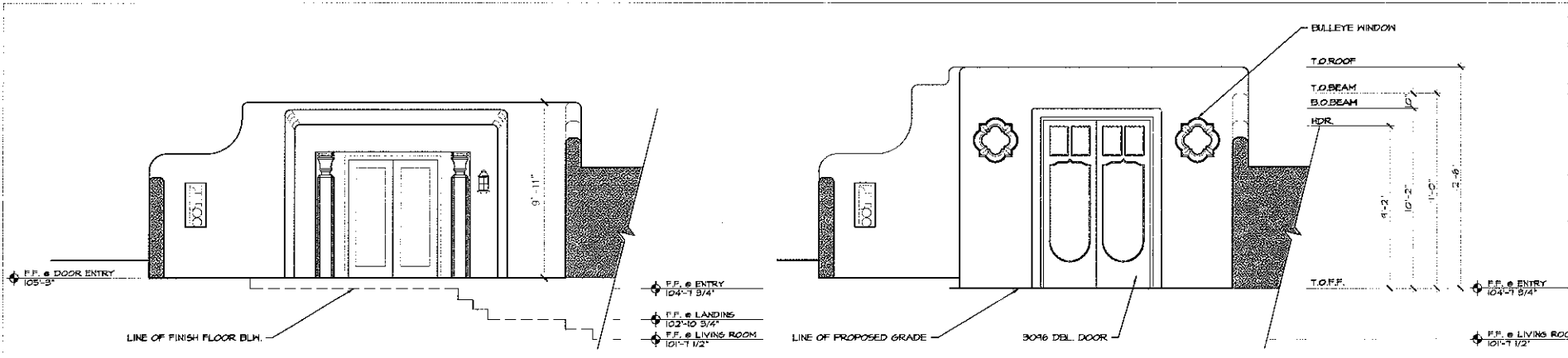
3 PROPOSED INTERIOR ELEVATIONS

MAIN ENTRY - REMODEL

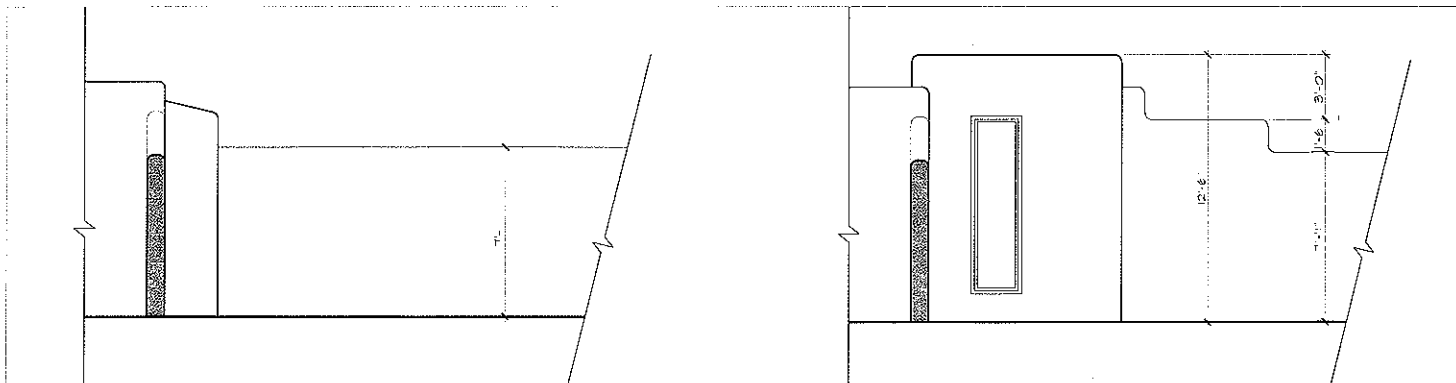
1369 Cerro Gordo
Santa Fe, NM 87501



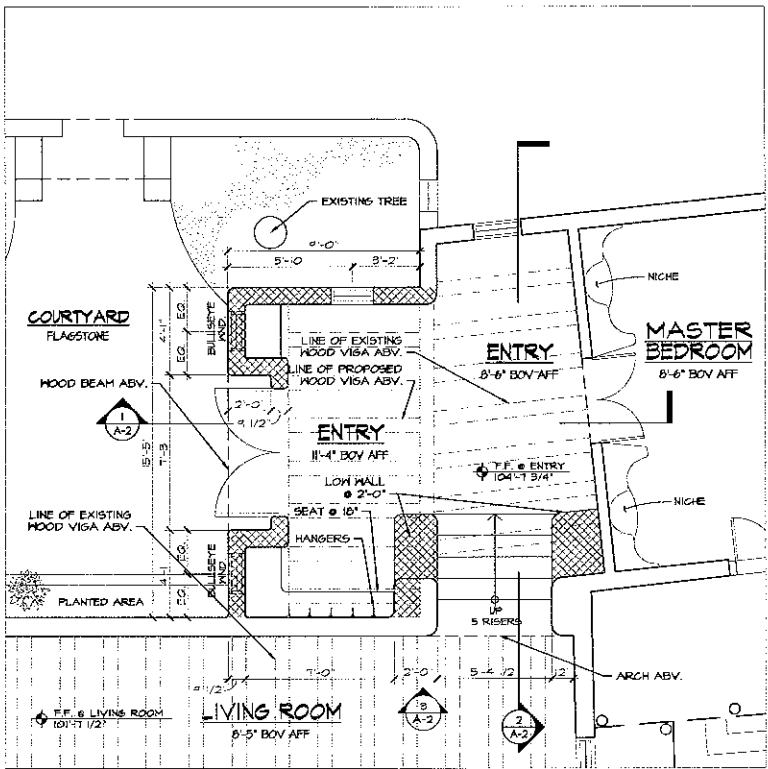
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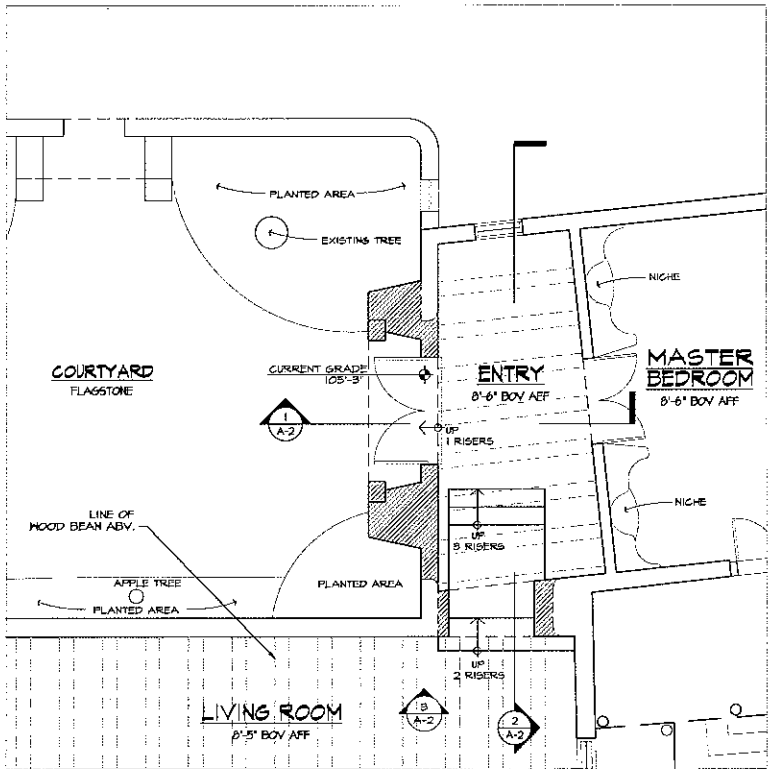
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
SCALE: 1/4" = 1'-0"



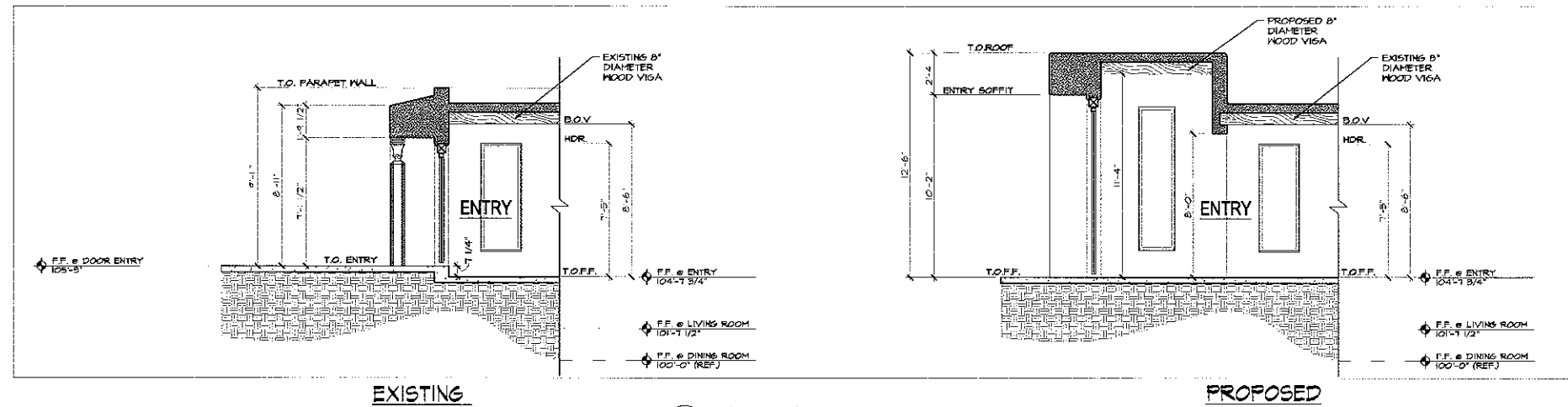
PROPOSED



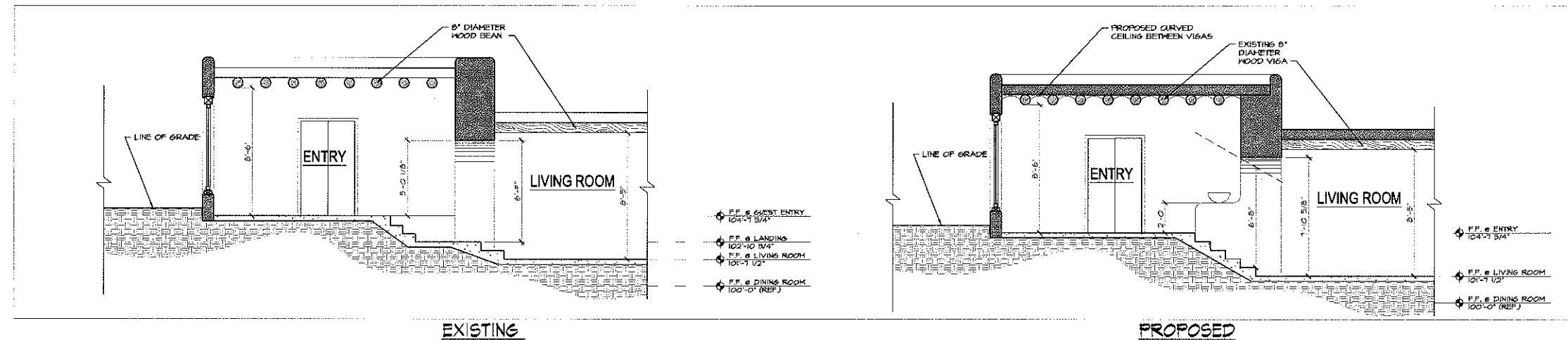
EXISTING

4 MAIN ENTRY FLOOR PLAN
SCALE: 1/4" = 1'-0"

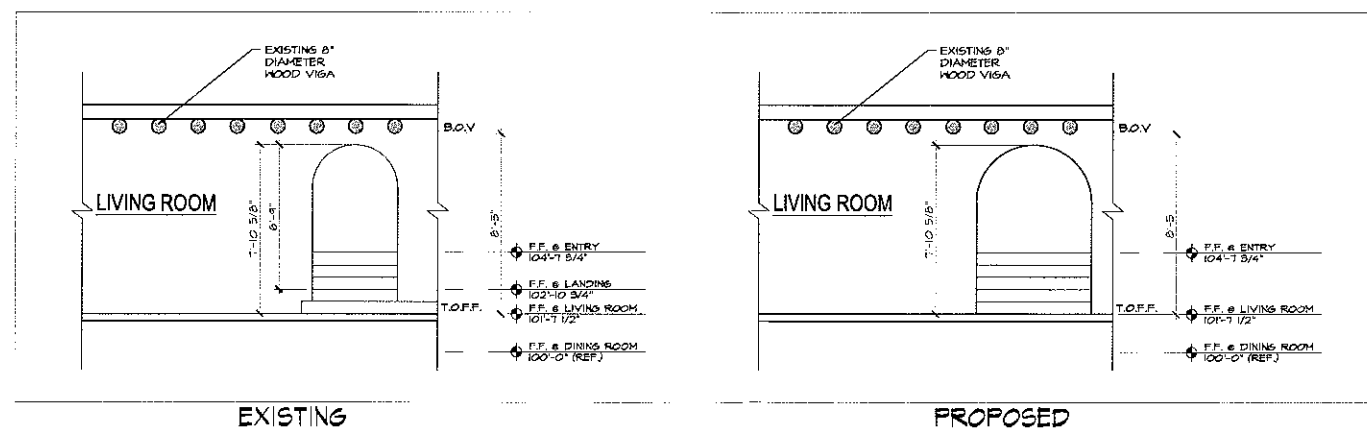
REFERENCES	
	NEW WALL
	EXISTING WALL
	WALL TO DEMOLISH



1 SECTION - A
SCALE: 1/4" = 1'-0"



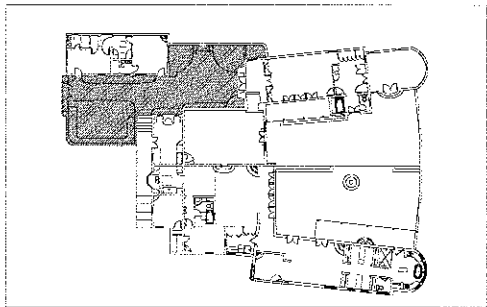
2 SECTION - B
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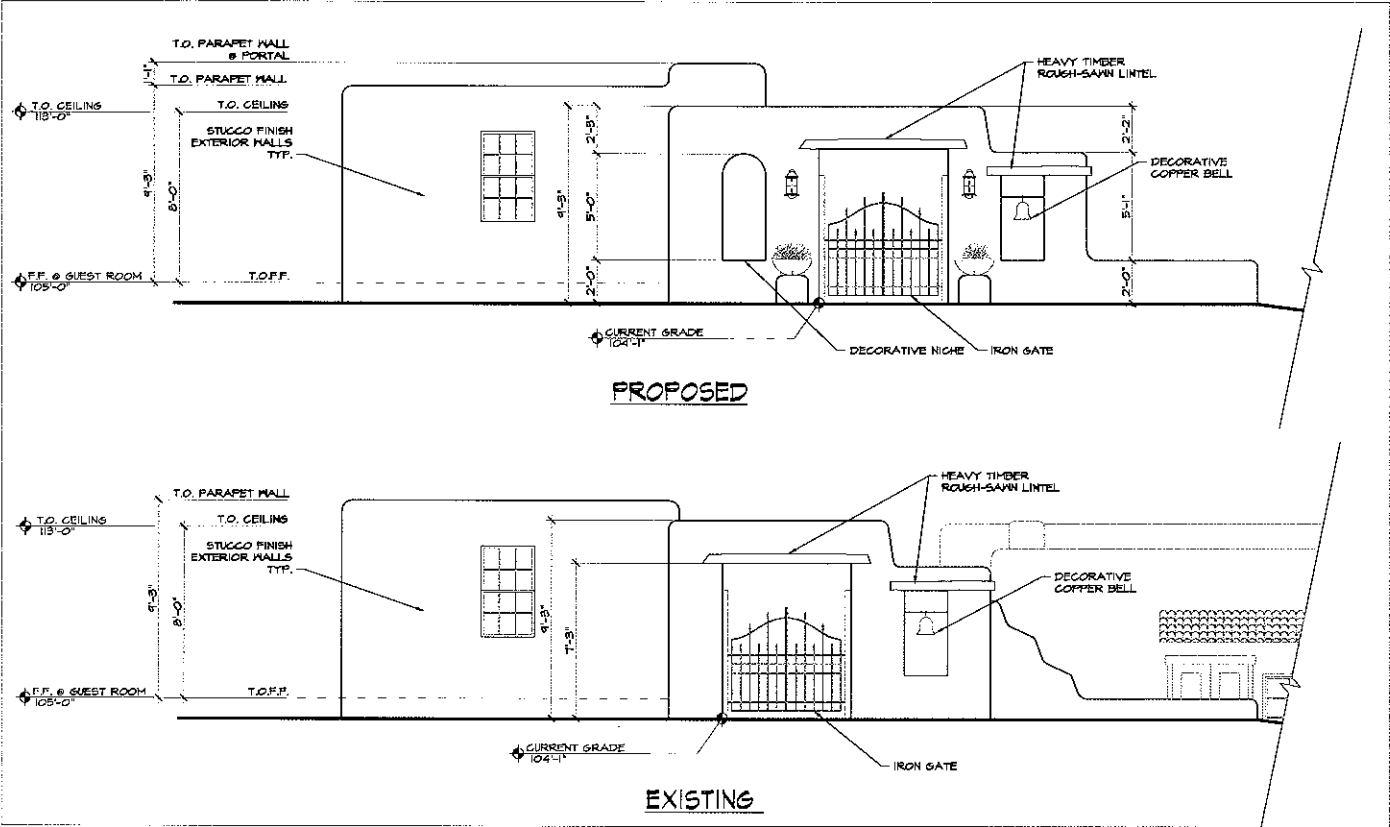
3 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

MAIN ENTRY - PATIO REMODELATION

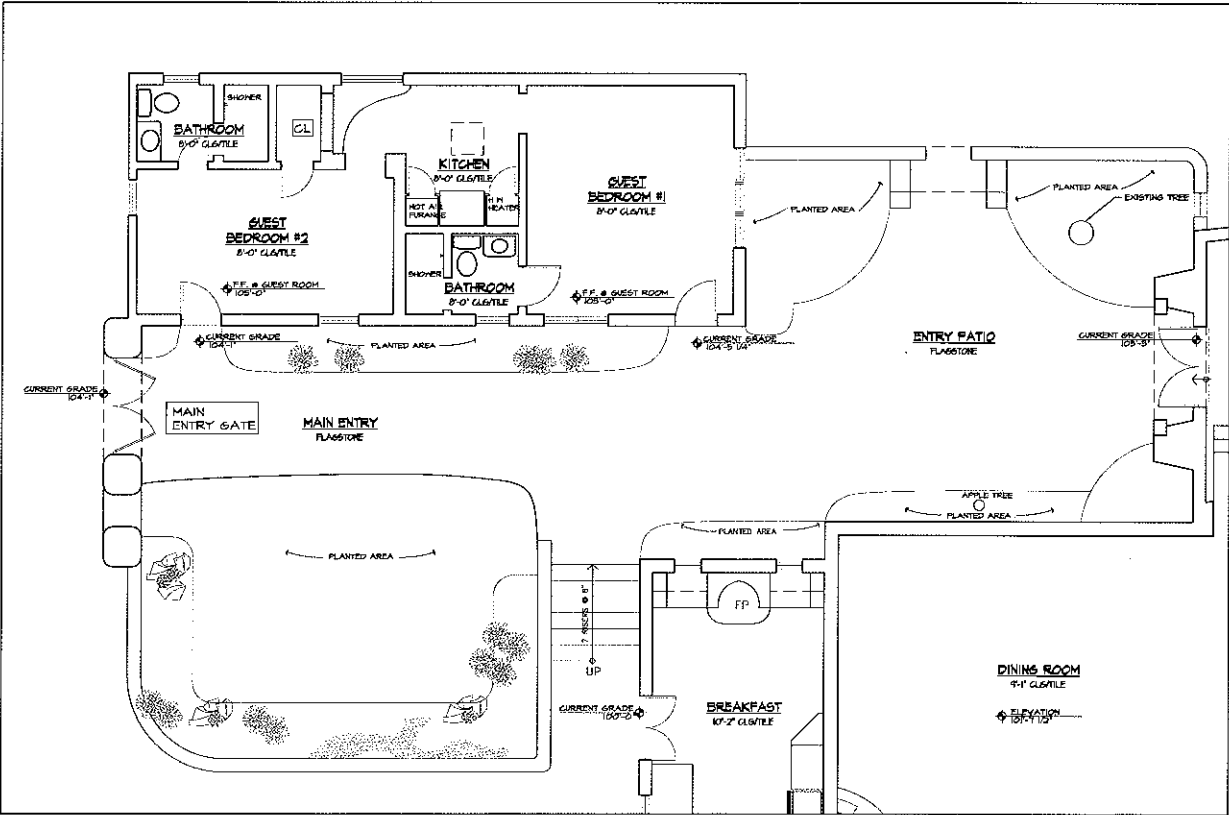
1369 Cerro Gordo
Santa Fe, NM 87501



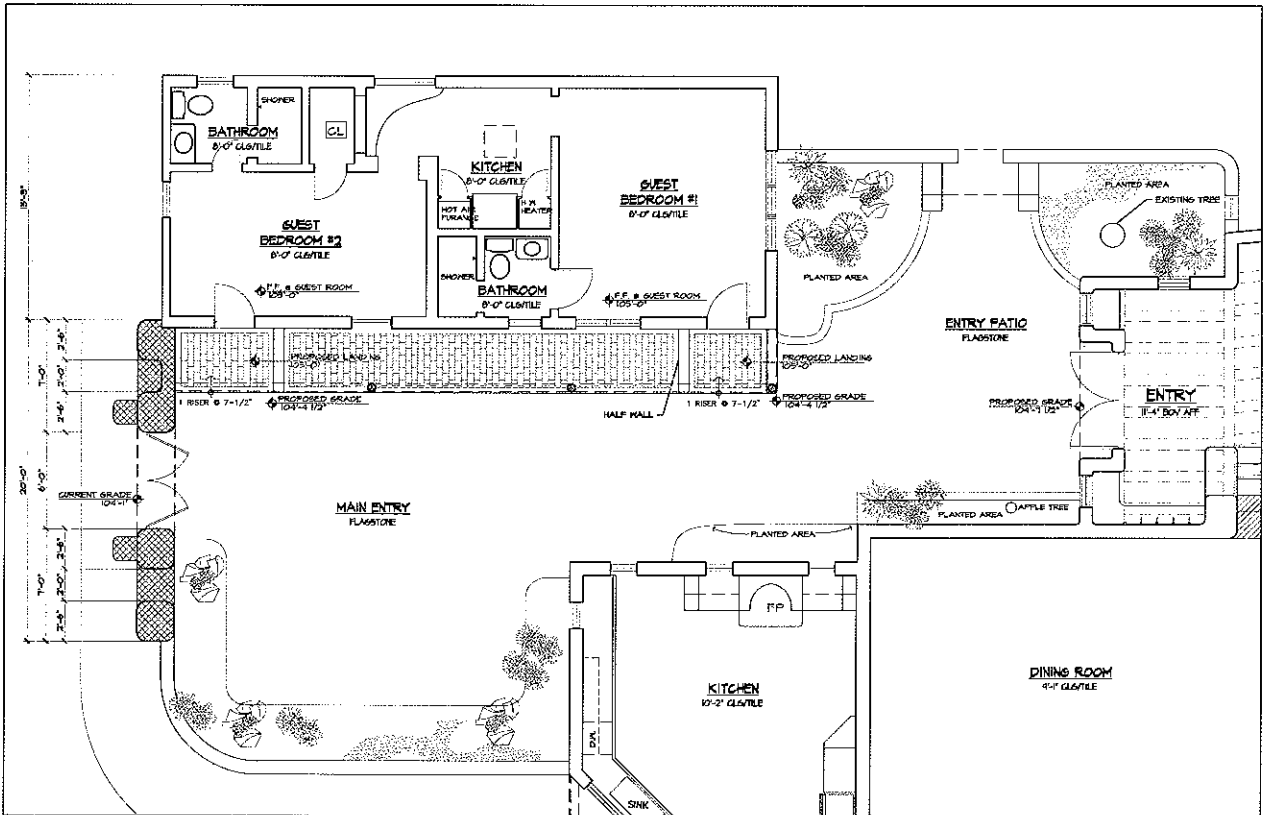
1 KEY PLAN
SCALE: 1/32" = 1'-0"



3 ENTRY PATIO - ENTRY WALL & GATE
SCALE: 1/4" = 1'-0"



EXISTING



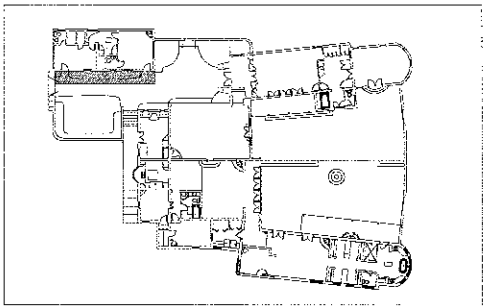
PROPOSED

2 MAIN ENTRY PATIO FLOOR PLAN
SCALE: 3/16" = 1'-0"

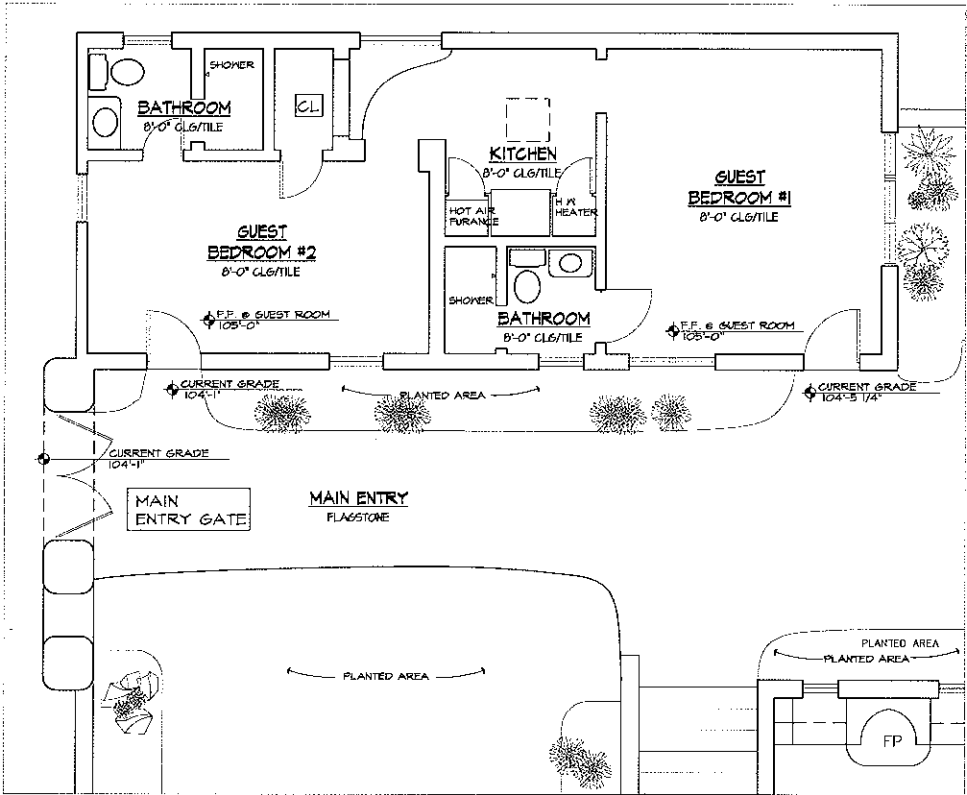
REFERENCES	
	NEW WALL
	EXISTING WALL

GUEST HOUSE - PORTAL ADDITION

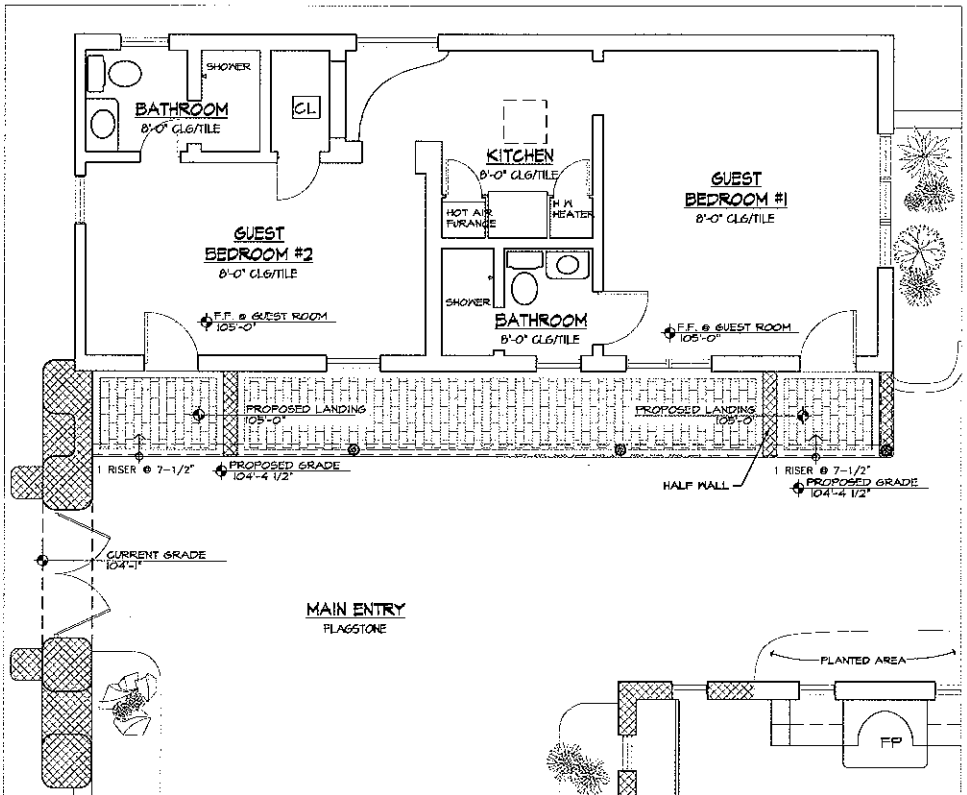
1369 Cerro Gordo
Santa Fe, NM 87501



1 KEY PLAN
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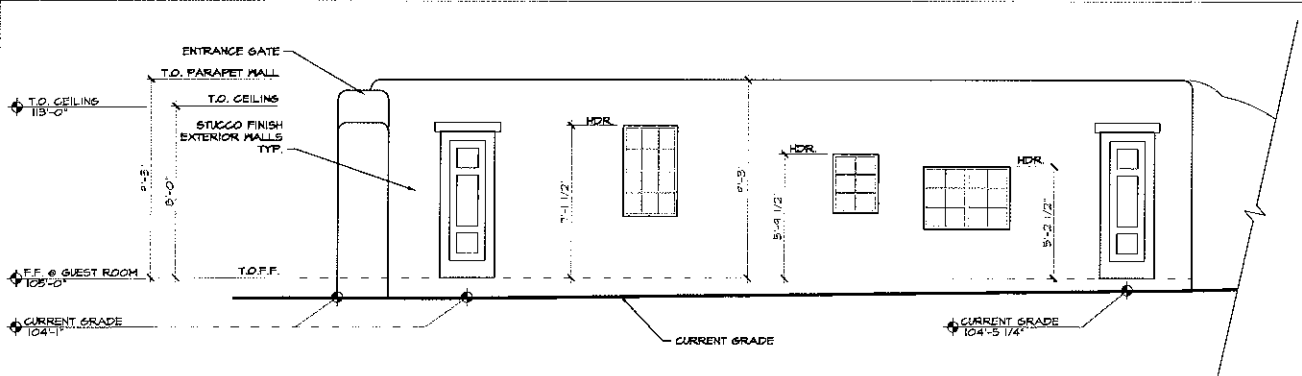
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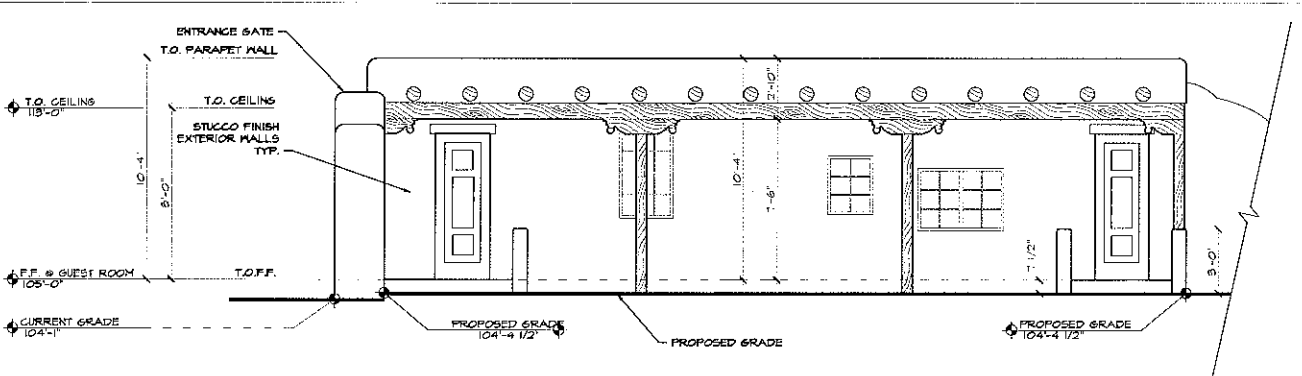
PROPOSED

2 GUEST HOUSE - PORTAL ADDITION PLAN
SCALE: 1/4" = 1'-0"

REFERENCES	
	NEW WALL
	EXISTING WALL



EXISTING



PROPOSED

3 GUEST HOUSE - PORTAL ADDITION - WEST ELEVATION
SCALE: 1/4" = 1'-0"

Midvette
architects p.c.
Planning · Interior Design
Architecture · Boulder
1711 Pearl Street, Suite 200
Boulder, Colorado 80302
(303) 443-9960 Fax 443-9920

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JOB NO.
2060

Guest House - Portal Addition
Midvette Residence
1369 Cerro Gordo Dr.
Santa Fe, NM 87501

CONTENTS:
FLOOR PLANS & ELEVATIONS

ISSUE RECORD:

DRAWN	DATE
OG	07.02.20
CHECKED	DATE
JNM	07.02.20
REVISED	
10.09.2020 REVISION	
2.10.12.2020 REVISION	

DATE:
10.12.2020

SHEET NO:

A-1