

Bosque del Río

Architectural Design Guidelines

Architecture

The objective of these guidelines is to establish a uniform and high standard for the design of houses in Bosque del Río. The residences of Albuquerque's north valley have traditionally been varied in style and size ranging from rambling territorial estates to simple one room adobe houses. Primarily, it is an architecture of walls and courtyards embracing the landscape. The casual nature of Southwestern living comes from the blending of different cultures, influences, and styles with an attachment to the land. The guidelines that follow are meant to allow for creativity by providing specific and general descriptions of the nature of the traditional styles of the region and to allow for the blending of different styles in the same community. However, no house should stand so far apart in its design as to disrupt or detract from the visual harmony of the community.

Architectural Style

The following are brief descriptions of relevant styles and the primary features that are needed to distinguish them from each other.

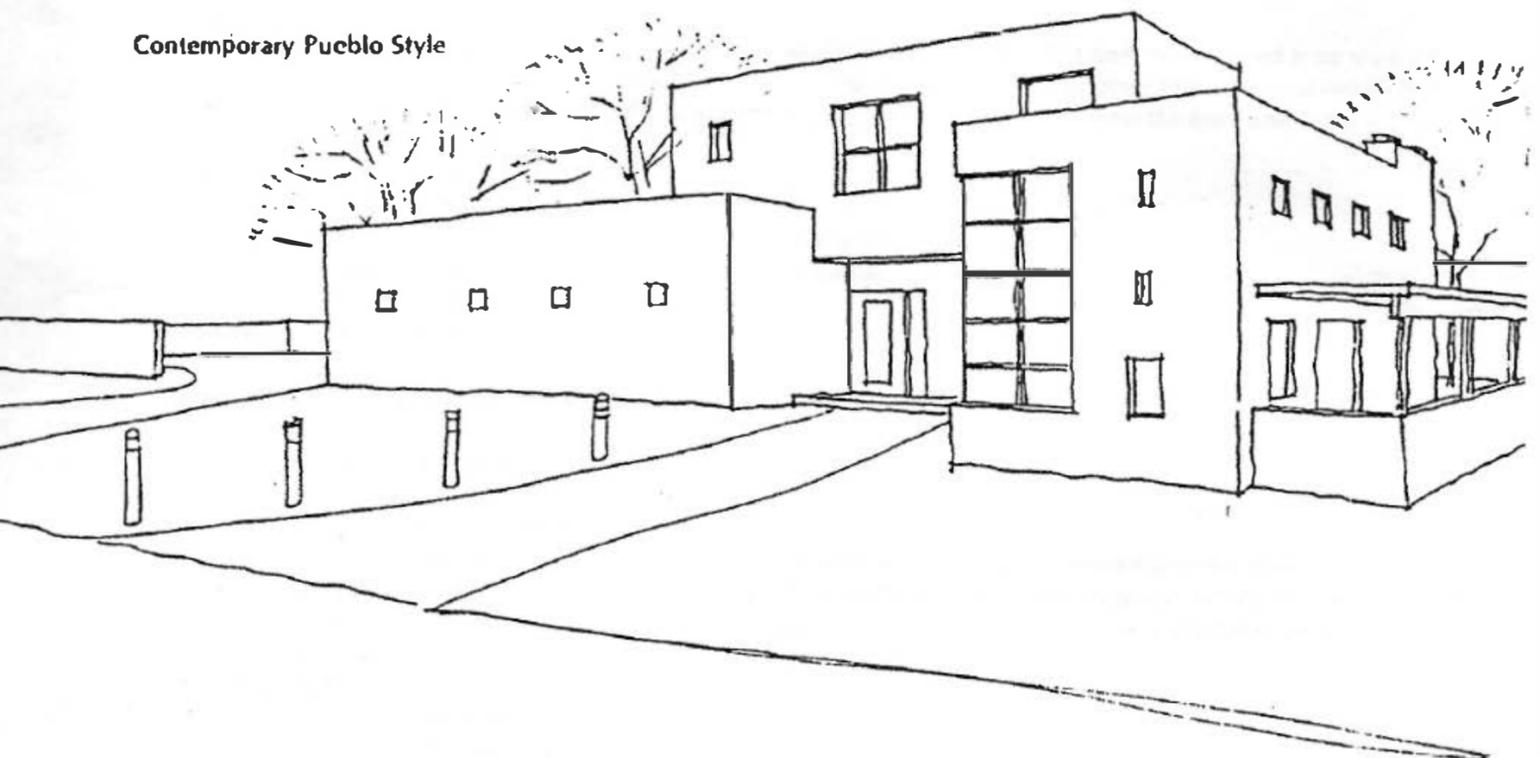
Pueblo Revival Style



Pueblo style residences are based on a mixture of influences beginning with the Pueblo Indian dwellings, first and foremost, but also early Spanish dwellings and modern concerns. The organization is characterized by clustered forms and spaces of varying sizes and heights. Clustering elements creates an additive appearance of successive additions and a subtle hierarchy of forms and spaces. This style is not typically a single form with many rooms, but many rooms each with its own distinct form. Roofs are characterized by low sloped construction and parapets. The parapets are rounded in profile with canales penetrating to emphasize other openings. Porches and portals are low sloped with rough hewn wood columns, corbels, exposed wood vigas and wood ceilings. The wall construction is historically masonry with a stucco finish. Frame construction is modified to feel like masonry by rounding corners and parapets. The look of masonry also dictates placement and size of openings in walls to create the appearance of support and massiveness. This is reflected in the recessed windows, door openings and buttressed corners. This mixture of additive forms and subtractive openings creates a distinctive character that is inseparable from this style.

1. There are no pitched roof forms in this style.
2. Entry portals are a hallmark of the style.
3. Lintels over openings can be wood and exposed but covered lintels are just as common.
4. Exterior wall finish is stucco with rounded corners from the approved color list.
5. Stone can be used in horizontal benches at the base of walls in the prescribed percentages in coursed ashlar pattern.
6. The clustered form allows for courtyards to be easily integrated into the design by low walls and gates.
7. Parapets are also used to emphasize forms and screen roof equipment.

Contemporary Pueblo Style



Contemporary interpretations of the Pueblo style incorporating large areas of glass and innovative massing can be designed, with skill, to be in harmony with more traditional residences.

1. There are no pitched roof forms in this style.
2. Not more than (3) color changes to stucco exterior wall finish from the approved list.
3. Courtyard walls extending geometries of residence are a part of this style.
4. Stone can be used in horizontal benches at the base of walls and in chimney forms in the prescribed percentages in a coursed rubble pattern.
5. Percentage of glass areas to wall area not to exceed 30%.
6. No window lintels over window or door openings.
7. Parapets are used to emphasize forms and screen roof equipment.

Territorial Style



The territorial style has its roots in the Pueblo style and early Spanish buildings. Many existing structures were upgraded to the Territorial style by adding classical architectural elements. Territorial houses today are characterized by simple, if not symmetrical, massing, low sloped roofs, brick parapet caps, stucco walls, square corners, and pedimented window and door head trim. Portals and courtyards are used to complete plan geometries and to add classical touches to simple massing. The square corners and finish trim are easily built in frame construction, but adobe was historically used. The history of masonry dictates that the windows and doors be deep set, but not as dramatically as in the Pueblo style. The territorial style, while closely related to the Pueblo style, is straighter, more formal, more finished and lends itself to modern construction techniques.

1. There are no pitched roof forms in this style.
2. Entry portal is common and a hallmark of the style.
3. Trim over openings can be pedimented wood with moldings, but untrimmed openings are just as common.
4. Exterior wall finish is stucco with square corners from the approved color list.
5. Brick can be used in horizontal benches at the base of walls, as parapet caps and in chimney forms in the prescribed percentages.
6. The symmetrical form allows for formal courtyards to be easily integrated into the design by low walls and gates extending rectilinear geometries.
7. Parapets are also used to emphasize forms and screen roof equipment.
8. Portal columns are square or square tapered and are typically painted finished wood with painted wood trim forming the capital and base of the post. No corbels.

Northern New Mexico Style



A historic Northern New Mexico style house was typically a simple Pueblo style or Territorial style residence with a pitched roof added, resulting in a usable attic space. To keep the roof simple, economical, and to conserve heat the house is more compact. Lower additions with shed or low sloped roofs branch off of the main form. This results in a dominant single form with lower dependant forms. The roofing material is traditionally corrugated metal sheets with a galvanized finish. Colored standing seam roofs are also possible in red, green, and silver. Portals have shed roofs at a lower pitch than the main roof and are also metal. Second story rooms are typically half in the roof creating cathedral ceilings and characteristic dormer windows.

1. Pitched roof forms are allowed in this style with 1-1/2 story height maximum.
2. Trim over openings can be pedimented wood with moldings, but untrimmed openings are just as common.
3. Entry porch is common and a hallmark of the style.
4. Exterior wall finish is stucco from the approved color list with square or rounded corners.
5. Brick or stone can be used in chimney forms in the prescribed percentages. Stone to be random rubble, coursed rubble or coursed ashlar pattern.
6. No swamp coolers or heating units shall be mounted on pitched roofs.
7. Portal columns are square or square tapered and typically painted finished wood with painted wood trim forming the capital and base of the post. No corbels.
8. Roof eaves and rakes require painted moldings and trim at the termination of roofing.

Spanish Eclectic Style



Spanish style residences in New Mexico follow similar masonry traditions as the Pueblo style and can be rustic or very finished in character. The Spanish style tradition is characterized by low pitched roofs, usually with little or no overhang, mission tile roof covering and one or several arches at the entry or important room. An entry courtyard with an elaborate entry door is common to this style. Typically, there is no entry portal but a gate or entry room may lead to an enclosed garden courtyard with arched or wood framed portals. Tower forms have also been associated with this style in the past, but must be carefully integrated into the massing of the residence. The style can be more symmetrical than the Pueblo style due to the frontal nature of the entry.

1. There are pitched roof forms on main volumes, porches and colonnades or behind parapets in this style, maximum slope 6 in 12. Low sloped roofs can also be integrated into the massing.
2. Entry portal is not common in this style.
3. Trim over and around openings can be tile or terra cotta moldings, but untrimmed openings are just as common.
4. Smooth stone can be used in horizontal benches at the base of walls, as parapet caps and in chimney caps in the prescribed percentages.
5. The symmetrical form allows for formal courtyards to be easily integrated into the design by low walls and gates extending rectilinear geometries.
6. Parapets are also used to emphasize forms and screen roof equipment.
7. Portal columns are typically round, classical stone or wood, finished with capital and base. Portals can be formed with masonry arches.
8. Exterior wall finish is stucco from the approved color list with square or slightly rounded corners.

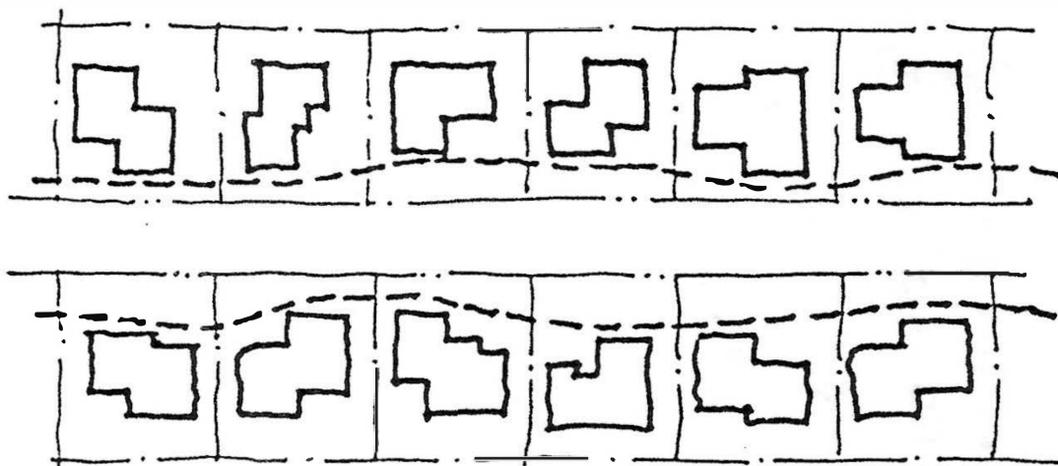
For Further Reference

McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 1984.

Setbacks

The arrangement and placement of houses close to or back from the street creates different visual patterns and impressions of the street. The following setbacks are intended to allow flexibility in the placement of a house on a lot yet provide some structure for the ensurance of visual integrity. The setbacks are as follows:

1. Front yard setbacks - no house shall be constructed within twenty feet (20') from the front property line of the Lot.
 - a. No more than two (2) houses in a row shall be at the same front yard setback distance. Setbacks shall stagger a minimum of five feet.
 - b. No more than 75% of the front building wall of a house shall be permitted at the front setback line if the front setback is twenty feet.
2. Side yard setbacks - no house shall be constructed within ten feet (10') from the side property lines of the Lot.
3. Rear yard setback - no house shall be constructed within fifteen feet (15') from the rear property line of the Lot. There shall be a 100' rear yard setback for houses on lots 102-109.
4. Accessory buildings shall be permitted within the rear and side yard setbacks, as approved by the Architectural Control Committee.



Varied Front Setbacks

Building Height

Houses or improvements on any Lot shall not exceed two stories for Pueblo Revival, Spanish Eclectic and Territorial styles. Northern New Mexico Style homes are limited to 1-1/2 stories. The maximum height allowed is of twenty-six feet (26'). The height is measured from the original pad elevation to the highest point of the parapet or to the average height between the plate and the ridge of a gable.

1. The maximum area of the second story of a house can be no more than sixty percent (60%) of the area of the first floor including roof decks and porches. The first floor area is calculated exclusive of the required garage area and the area of any permitted accessory structure contained within the Lot.
2. The second story portion of the house shall also be set back minimum of 5' to eliminate the appearance of a two story wall.

Building Massing

1. All houses in this subdivision will be required to have a minimum of three (3) distinct masses visible on two (2) sides of the design.
2. Offsets in massing are to be 2' minimum horizontally and vertically.
3. Windows are typically wood or aluminum/vinyl set deep in the wall, entry doors are wood in a heavy panel design.
4. Northern New Mexico Style homes will be limited to 1-1/2 stories.

Air conditioning/heating equipment may be installed on flat-roofed structures but must be screened from view by parapets which are an integral part of the house. No air conditioning/heating equipment may be installed on houses with a pitched roof profile. Equipment that is ground mounted must be screened from the front and sides.

Roof Forms

These forms are appropriate at Bosque del Rio:

1. Low sloped roofs, 1/4" per foot to 1" per foot, with parapets (all styles).
2. Gable and hip roofs, no steeper than 8" per foot to 12" per foot, Northern New Mexico Style, 6" per foot to 12" per foot for Spanish Eclectic.
3. Gabled or hip Dormers, Northern New Mexico Style.

These roof forms may not be used at Bosque del Rio:

1. Mansard.
2. Domed or arched.
3. Gambrel.
4. Steeply pitched over 9" to 12" per foot.

Any roof mounted equipment must be screened with materials architecturally compatible to the house in terms of material, color, and design. Ground mounted equipment must be screened with materials architecturally compatible to the house in terms of material, color, and design, and/or landscaping. Top of screen walls to be same height or higher than equipment being screened.

Roof Materials

These roof materials are appropriate for Bosque del Rio:

1. Metal roofs, standing seam or corrugated in red, green or silver.
2. Built-up roofing (non reflective)
3. Single ply membrane (low sloped only, non reflective).
4. Clay or Concrete tile, mission barrel or S shapes in solid colors.

These roofing materials will not be allowed at Bosque del Rio:

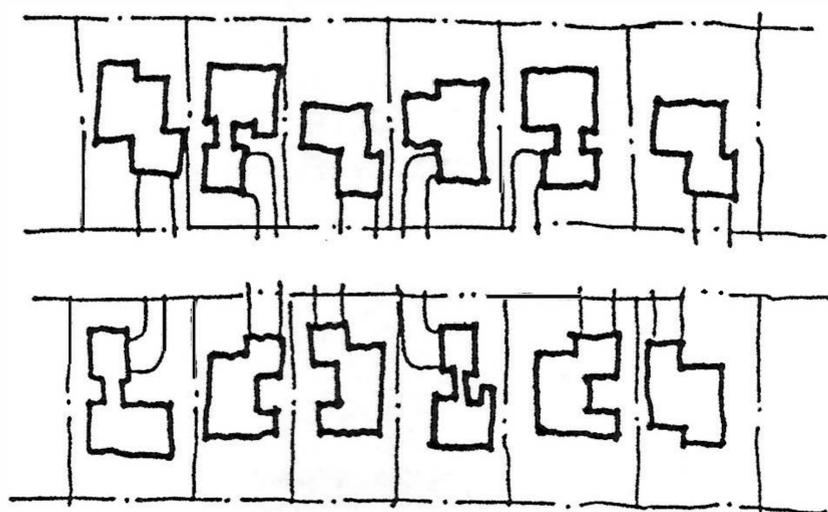
1. Asphalt shingles.
2. Wood shingles and shake shingles.
3. Multi-colored roof tiles.

Garages

Typical lot sizes within Bosque del Rio allow the opportunity to have garage doors angled away from the street. This placement of garage doors is encouraged to break up the monotony of all garage doors being parallel to the street. No more than two houses in a row may have the garage doors parallel to the street. Detached garages, located in the rear yard shall not be considered parallel to the street.

Garage doors shall be a maximum width of two cars. Additional garage doors shall be offset in massing by 2 feet.

Garage doors shall be offset from the surface of the main wall by 12" minimum.



Varied Garage Placement/Orientation

Courtyard Walls

Courtyard walls are allowed within the front setback line but may not exceed 36" in height and must be constructed of materials complimentary to the house. All other fencing will be addressed in the C, C & R's, and will be reviewed by the Architectural Control Committee.

Columns

The following are appropriate column forms at Bosque del Rio:

1. Square stucco.
2. Round stucco.
3. Square wood.
4. Square wood, tapered.
5. Round peeled bark wood.
6. Round classical with smooth shafts in Doric or simple contemporary order.

The following shall not be allowed:

1. Corinthian.
2. Ionic.
3. Tuscan.
4. Egyptian.

Arches

Arches should be simple and massive.

1. Full Roman.
2. Segmented.

No Gothic arches.

Windows

Windows are integral with all styles of houses at Bosque del Rio.

1. Windows should be set deep into the walls to create a feeling of masonry construction and massiveness, 2" offset minimum.
2. Plant-Ons or stucco surrounds may not be used.
3. Windows with colored sashes and heavy profiles are appropriate.
4. Unanodized aluminum frames or mullions may not be used.

Building Materials

1. Stucco - shall be the primary building material and shall account for a minimum of 85% of the exterior construction.
2. Stone - may be used as an accent feature and shall not comprise more than 15% of the exterior construction. See architectural styles for restrictions.
3. Brick - may be used as an accent feature and shall not comprise more than 15% of the exterior construction. See architectural styles for restrictions.

Colors

1. Primary - exterior stucco colors shall be limited to, or match, the following: El Rey Stucco standard colors including Buckskin (106), Driftwood (111), Straw (122), Sandalwood (121), Suede (118), La Luz (125), Desert Rose (114), Sand (103), Fawn (117), Palomino (119), Adobe (116), Beige (105), and Cottonwood (115), and Sto Industries Colors for the Southwest including Pecos (01001), Abiqu (01002), Santa Fe Mocha (01003), Adobe Brown (01994), Pueblo (01005), Suede (01006), Lumbleweed (01010), Paloma (01014), Cimmaron (01015), and Mesa Del Sol (01016). Colors from manufacturers other than El Rey or Sto need to match approved colors to be submitted.
2. Accent - a variety of colors may be used to accent architectural features such as entries, window trim, fascias, and other traditional southwestern architectural features. Colors allowed are typical southwestern colors of white, green, red, blue, and brown ranges.

Note: An Architectural Review Committee will be established in the C, C & R's for the Bosque del Rio subdivision. This committee will be responsible for ensuring that all improvements, construction, etc. within the subdivision conform to these architectural design guidelines, the C, C & R's, or variances as granted by the Committee. Building plans for each Lot shall be submitted to the Committee for review and approval. A letter of approval from the Committee must accompany building plan submittals to the City of Albuquerque Code Administration. City of Albuquerque Code Administration has final approval of all building plans.

Bosque del Rio

Architectural Design Guidelines

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