

Historic Cultural Properties Inventory (HCPI) Base Form (FORM 1)

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No. _____ District No. _____ NRHP _____ SRCP _____ Criteria <u>A</u> <u>B</u> <u>C</u> <u>D</u>		
1. Name of property: Ramon and Ophelia Gonzales House -Garage-	2. Location: 829 West Manhattan Avenue Santa Fe: Westside-Guadalupe Historic District	3. Local Reference Number: N/A <i>H-2610.1</i> 4. County: Santa Fe
5. Property Type: ☒ Building ☐ Structure ☐ Site ☐ Object		
6. Date of Survey: October 6, 2015		
7. Previous Survey Date(s): ☐ Yes ☒ No previous survey: house only, 1985; 1998		
8. Name of Project: HDRB status review		
9. Lat/Long: 35.683945, -105.953725		
10. Photo Information Negative Location: FirstLight Consulting View of: West and south elevations, facing northeast.		
11. Brief Description of the Property: Tucked at the northeast corner of the lot, the structure is an approximately 487 sq. ft., adobe-constructed, single-car garage. It is sheltered by a north-sloping roof covered with asphalt and gravel. Parapets on the east, west and south elevations obscure the sloped roof. It terminates at the north end with a shallow overhang faced with recent fascia and a gutter. Though not in use, the garage is approached by a dirt path from West Manhattan Avenue. This south-facing façade is penetrated by pedestrian and vehicular door openings. Both contain recent, non-historic units. The vehicular opening is fitted with an automatic, sectional metal door. The only other fenestration is a small sliding window at the west elevation. The window consists of two simple four-light sash set in a wood track. The interior is divided into two sections, one containing a car bay and the other a narrow storage room. The grade of the car bay is elevated as the result of a non-historic concrete floor. The visible roof structure is made of 2"x6" rafters resting on plates of the same material. The ceiling above is made of recycled milled boards. The entire garage is faced with a recent (c.2006) cementitious stucco in a buckskin color.		
12. Who uses the property? Storage		
13. Construction Date: Date: c.1933 ☐ Known ☒ Estimated Source: city directories		
14. Setting: ☐ Suburban ☐ Rural ☐ Village ☒ Urban If Urban: ☐ Commercial ☐ Industrial ☒ Residential ☐ Public		
15. Relationship to Surroundings: ☒ Similar ☐ Dissimilar Comments: N/A		

HCPI Base Form (FORM 1)

(Continued from other side)

16. Additional Perspective: (Photos, drawing, footprint, etc., indicate north arrow when possible)



North ↑

Source:
Google Imagery, 2015

17. Surveyor:

(your name, address, telephone number, and any group affiliation)

John W. Murphey
Architectural Historian
FirstLight Consulting
505-577-7593
firstlightconsulting@gmail.com

For: Jon Jayet, owner.

18. Owner (if known) and other knowledgeable people:

N/A

19. Is Property Endangered? ☐ Unknown ☒ No ☐ Yes How?

20. Significance to Current Community: ☒ Unknown ☐ None ☐ Low ☐ Moderate ☐ High

Describe: Unknown

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)

See Historical Overview.

22. National or State Register:

Is this property individually listed on a historic register? ☐ Unknown ☒ No ☐ Yes

If yes: ☐ State ☐ National

If 'no' or unknown, do you think this property is eligible for listing? ☒ No ☐ Yes

Why? See Analysis of Historical Status

23. National or State Historic District:

Is this property in a historic district? ☐ Unknown ☐ No ☒ Yes

If yes: ☐ Contributing ☐ Non-contributing ☐ Unknown

If 'yes', what is the name of the district? ☐ State ☐ National ☒ City of Santa Fe

**Recommended Noncontributing
Structure to the Westside-
Guadalupe Historic District,
October 12, 2015.**

24. Supplemental Forms:

☐ None ☒ HCPI Detail Form (FORM 2) ☐ Continuation Sheets, # pages: _____

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						4. County: Santa Fe	
						5. Date of Survey: October 6, 2015	
ARCHITECTURAL AND CONSTRUCTION DETAILS:							
6. Visible Construction Material:						7. Number of Stories: <u> </u> N/A Number: <u> </u> 1 <u> </u> 1 1/2 <u> </u> 2 <u> </u> 2 1/2 Other: <u> </u>	
☒ Adobe ☐ Brick ☐ Composition ☐ Concrete: Block ☐ Concrete: Cast Stone ☐ Concrete: Poured ☐ Earth Plaster ☐ Masonry: Simulated ☐ Metal: Corrugated ☐ Metal: Structural Siding ☐ Metal: V-Crimp ☐ Stone: Random Ashlar ☐ Stone: Random Coursed ☐ Stone: River Rock ☐ Stone: Rusticated ☐ Stone: Tabular ☒ Stucco ☐ Tile: Clay ☐ Vinyl Siding ☐ Wood: Board and Batten ☐ Wood: Horizontal Siding ☐ Wood: Jacal ☐ Wood: Log ☐ Wood: Shingle ☐ Wood: Tongue and Groove ☐ Other: <u> </u>						8. Foundation: <u> </u> N/A ☒ Not visible ☐ None ☐ At Grade ☐ Raised Materials: ☒ Concrete ☐ Stone Other: <u> </u> Notes: <u> </u>	
						9. Roof: <u> </u> N/A Shape: ☒ Flat- slightly sloped north ☐ Gabled ☐ Hipped ☐ Pyramidal ☐ Shed Other: <u> </u> Pitch: ☒ None ☐ Low ☐ Medium ☐ Steep Features: ☒ Eave - and gutter ☒ Parapets Materials: ☒ Asphalt- and gravel ☐ Earth ☐ Composition shingle ☐ Metal: Pressed ☐ Composition Roll ☐ Metal: Corrugated ☐ Metal: Standing Seam ☐ Metal: V- Crimp ☐ Tile: Terra Cotta ☐ Wood: Shingle Other: <u> </u>	
10. Windows <u> </u> N/A				11. Doors <u> </u> N/A			
Operation	Material	Glazing	Number	Type	Style	Material	Number
Sliding	Wood	4-4	1	Single-Leaf	Panel	Wood	1*
				Vehicular	Sectional	Metal	1*
				*indicates non-historic unit			
12. Chimneys N/A (describe whether interior or exterior and material)				13. Porches <u> </u> X <u> </u> N/A Type: <u> </u> Entry: portal <u> </u> Partial-Width <u> </u> Full-Width <u> </u> Wrap			
14. Other Significant Features N/A							
15. Modifications: <u> </u> X <u> </u> No known modifications							
#1 Date: <u>post-1998 removal of historic garage door; photographic and material evidence.</u> #2 Date: <u>post-1998 application of cementitious color stucco; photographic and material evidence.</u>							

(Continued from other side)

16. Primary Architectural Style

___ Not Applicable

__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	__ Spanish-Pueblo Revival (vernacular interpretation)
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: Other: Vernacular with recent Spanish-Pueblo Revival elements

17. Documents Available and Their Locations

New Mexico Historic Preservation Division
407 Galisteo Street, Suite 236
Santa Fe, NM 87501
(505) 827-6320

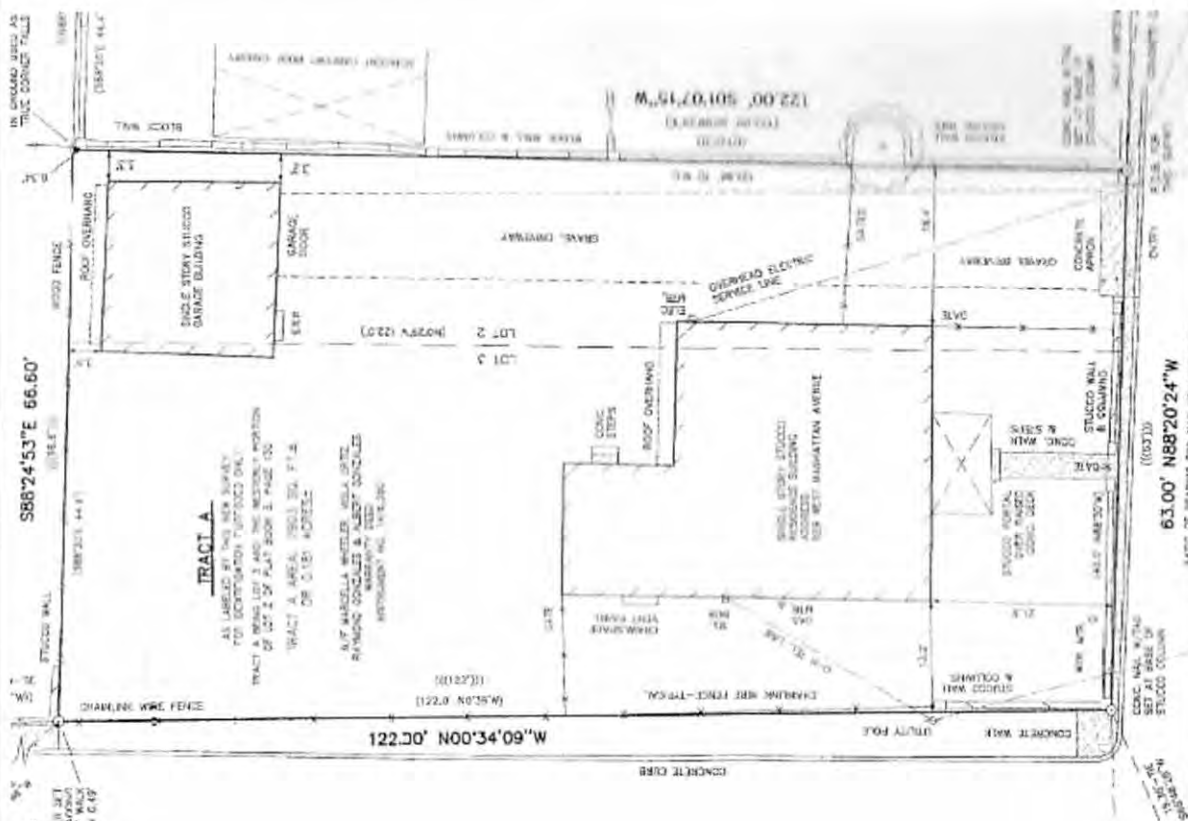
Historic Preservation Division
Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87504
(505) 955-6605

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing? N/A

19.Site Plan:



North

Source: Partial copy of 2009 survey plat, courtesy Jon Jayet.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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3. Local Reference Number N/A	
4. County: Santa Fe	
5. Date of Survey: October 6, 2015	

Historical Overview

While the precise year of construction is unknown, the garage is associated with the house fronting the street, which was built for Ramon and Ophelia Gonzales in the early 1930s.

Prior to the 1920s, the area was part of an undeveloped piece of land south of Agua Fria Road, most likely in agricultural use. West Manhattan Avenue, then Manhattan Road, appears on the 1912 *King's Official Map of Santa Fe* surrounded by irregular shaped parcels identified as owned by individuals with Spanish surnames (Figure 1). By 1928, a sewer line ran down the center of the road, then named Manhattan Avenue, suggesting the area was under development. By 1933, the probable date of construction of the house, West Manhattan Avenue terminated a block west at Doroteo Place, a road and neighborhood that were erased with the development of U.S. Highway 84/St. Francis Drive in the early 1960s.

829 West Manhattan Avenue – House

The 1934-35 city directory is the first to include a listing for a house at 829 West Manhattan. The house stood on property owned by Ramon Gonzales, then employed as a gasoline tax collector for the state. He married his wife, Ophelia (sometimes spelled Eufelia) Roybal, in 1931.ⁱ Ramon, as indicated through subsequent city entries, had a peripatetic career with the State of New Mexico, holding different clerical positions. They raised six children at the home. Ramon died in 1981. Ophelia continued to live at the house until she was 96. She left the property in c.2004 to live at a nursing home in Albuquerque. A lifelong teetotaler, she died in 2009, at the age of 100.

Garage

The origin of the garage is unknown. A structure in the same location is visible on a 1951 aerial photograph, but due to lack of clarity, it can't be determined whether it is the present structure. A neighbor who grew up in the area remembers the current garage being built during his childhood in the 1950s.ⁱⁱ The garage appears much more clearly on a 1958 aerial photograph, in which the current footprint is indicated (Figure 2). It maintained this presumed 1950s appearance until the last 15 years, after which it experienced several alterations.

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Ramon and Ophelia Gonzales House		829 West Manhattan Avenue		N/A				
-Garage-		Santa Fe:		4. County: Santa Fe				
		Westside-Guadalupe Historic District		5. Date of Survey: October 6, 2015				

The garage was photographed but not surveyed as part of a 1998 state-sponsored resurvey of 97 structures, including garages and “rear” buildings, in the Westside-Guadalupe Historic District.ⁱⁱⁱ The single, grainy photograph shows a structure with a different cladding and a different garage door than what is found today (Figure 4).

The garage opening contains what appears to be hinged or side-hung wooden carriage doors with two rows of lights at the top of each door. The west elevation window appears to be the same sliding sash current to the building. However, below the window is a discernable heavy sill that is mostly obscured today by stucco.

In c.2006, when the property was being prepared for sale, both the house — which in 1998 had a “peach-tan brocade” wall cladding — and the garage were re-stuccoed with a thick cementitious stucco with a sand-finish buckskin color coat.^{iv} The re-stuccoing changed the vernacular character of the garage, giving it a Spanish-Pueblo Revival treatment that was never historically characteristic of the structure.

Analysis of Historical Status

While the footprint, as evidenced by aerial photographs, is more than 50 years old, non-historic (post-1965) alterations to the garage have affected its overall integrity. These include the removal of what is assumed to be the original garage doors and an application of stucco which has mostly obscured the structure’s only architectural feature, the once prominent west elevation window sill. The garage does not communicate particular historic associations or possess historic design qualities that are significant to the Westside-Guadalupe Historic District.

The recommendation is to designate it a Noncontributing Structure to the Westside-Guadalupe Historic District.

City Code Definition

Contributing Structure

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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Illustrations

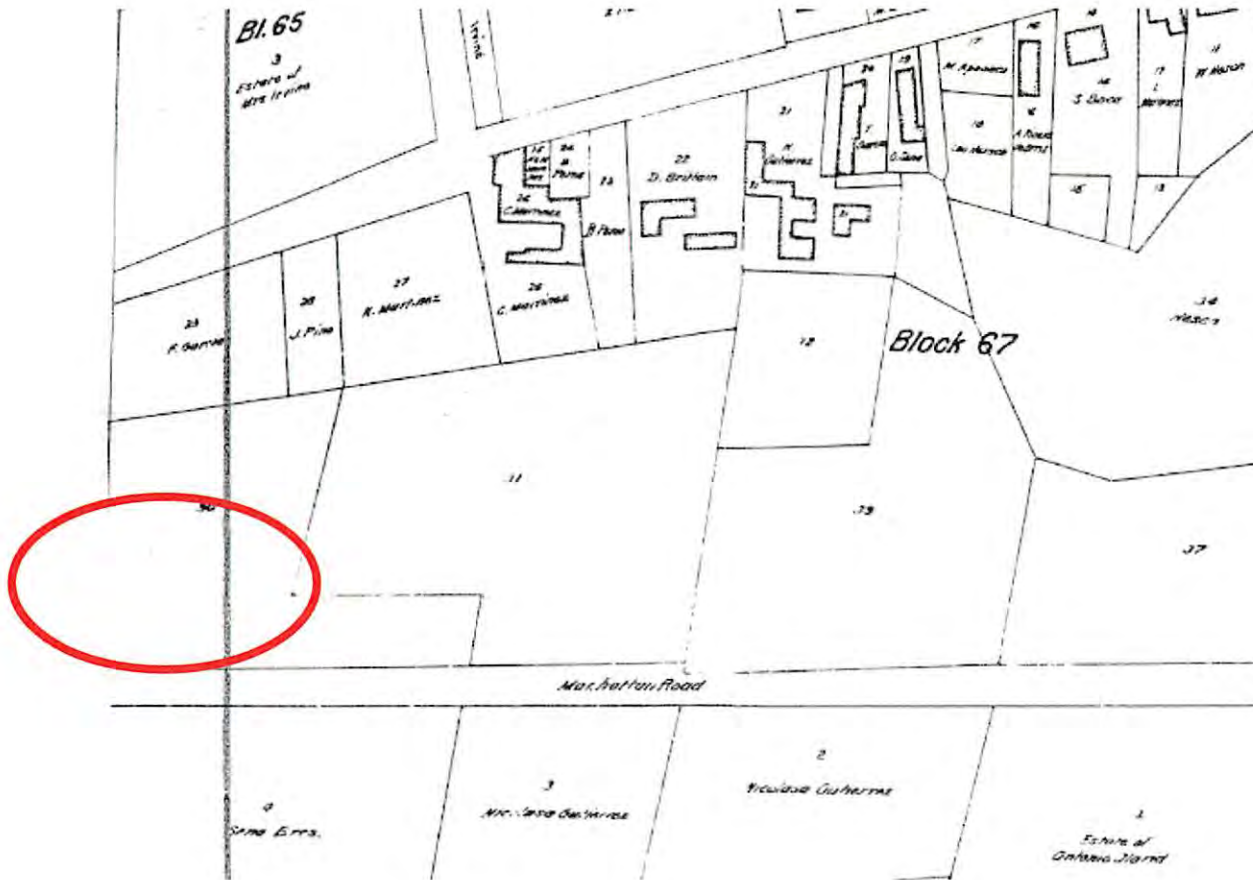


Figure 1: 1912 King's Official Map of Santa Fe, Santa Fe County New Mexico. Circle indicates probable future location of 829 West Manhattan Avenue.

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Aerial Photographs



Figure 2: 1958 aerial photograph, courtesy NMDOT.

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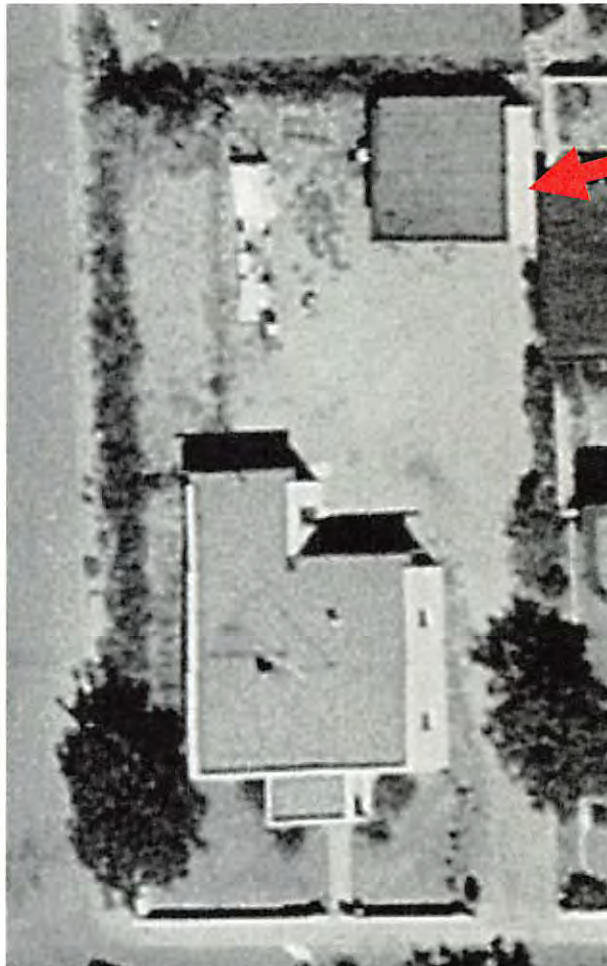


Figure 3: 1978 aerial photograph, courtesy NMDOT. Arrow indicates a probable roofed structure attached to east elevation.

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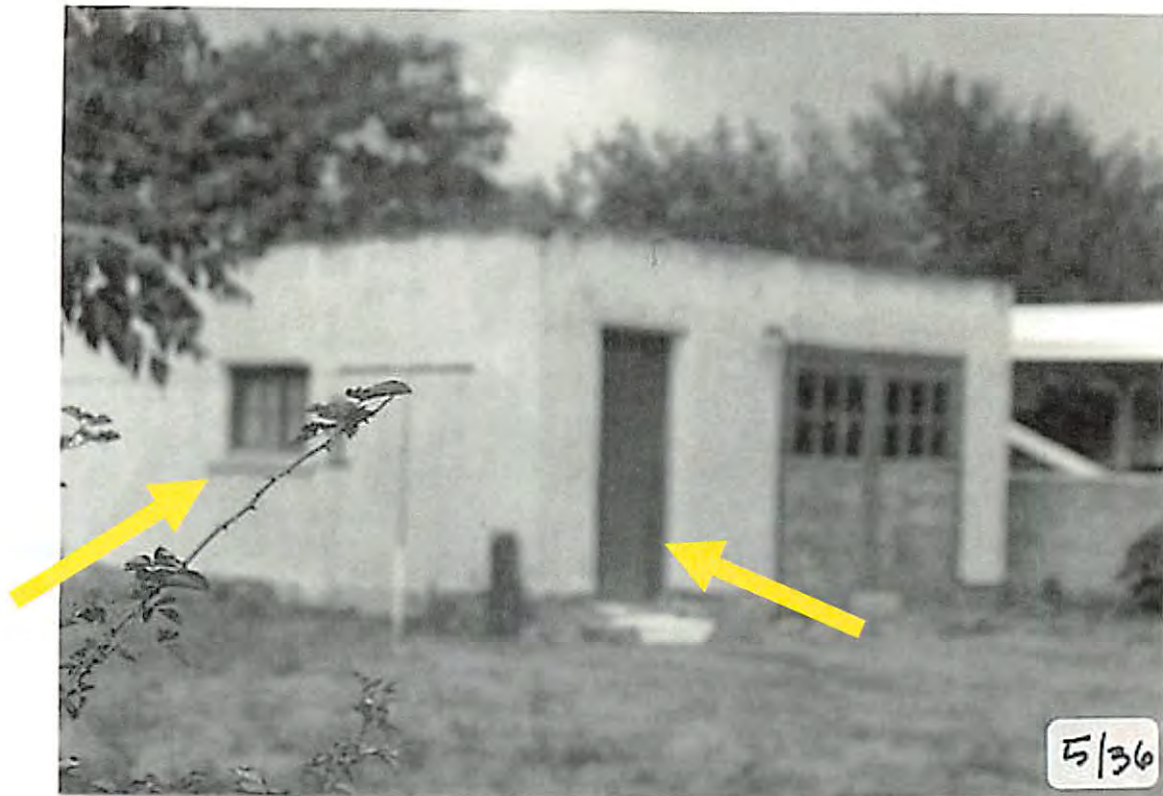


Figure 4: Copy of photograph from 1998 Historic Building Inventory form. Left arrow indicates shadow line of exposed sill.

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Survey Images



**Figure 5: West elevation, facing northeast, shot from east curb of Juanita Street.
October 6, 2016.**

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**Figure 6: West elevation, facing east.
September 16, 2015.**

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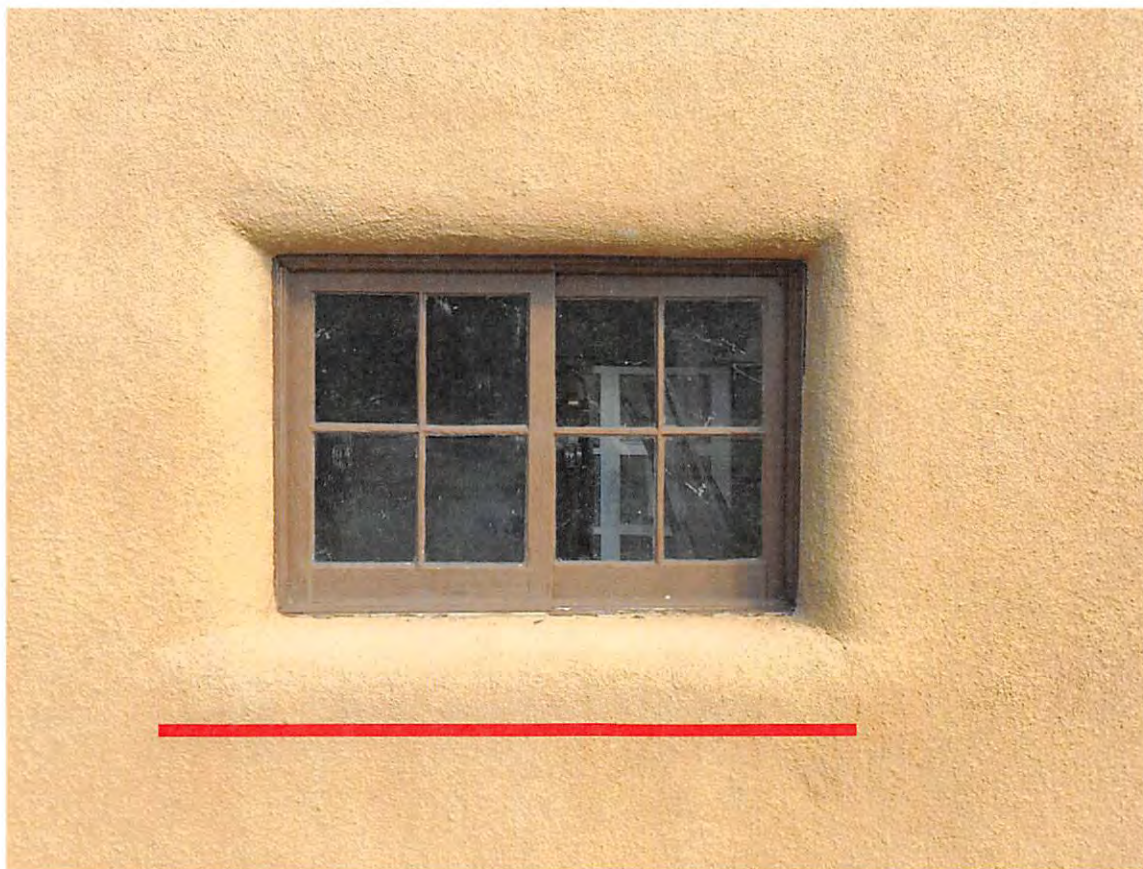


Figure 7: West elevation window, facing east.
Line indicates location of sill obscured by recent stucco application.
October 6, 2016.

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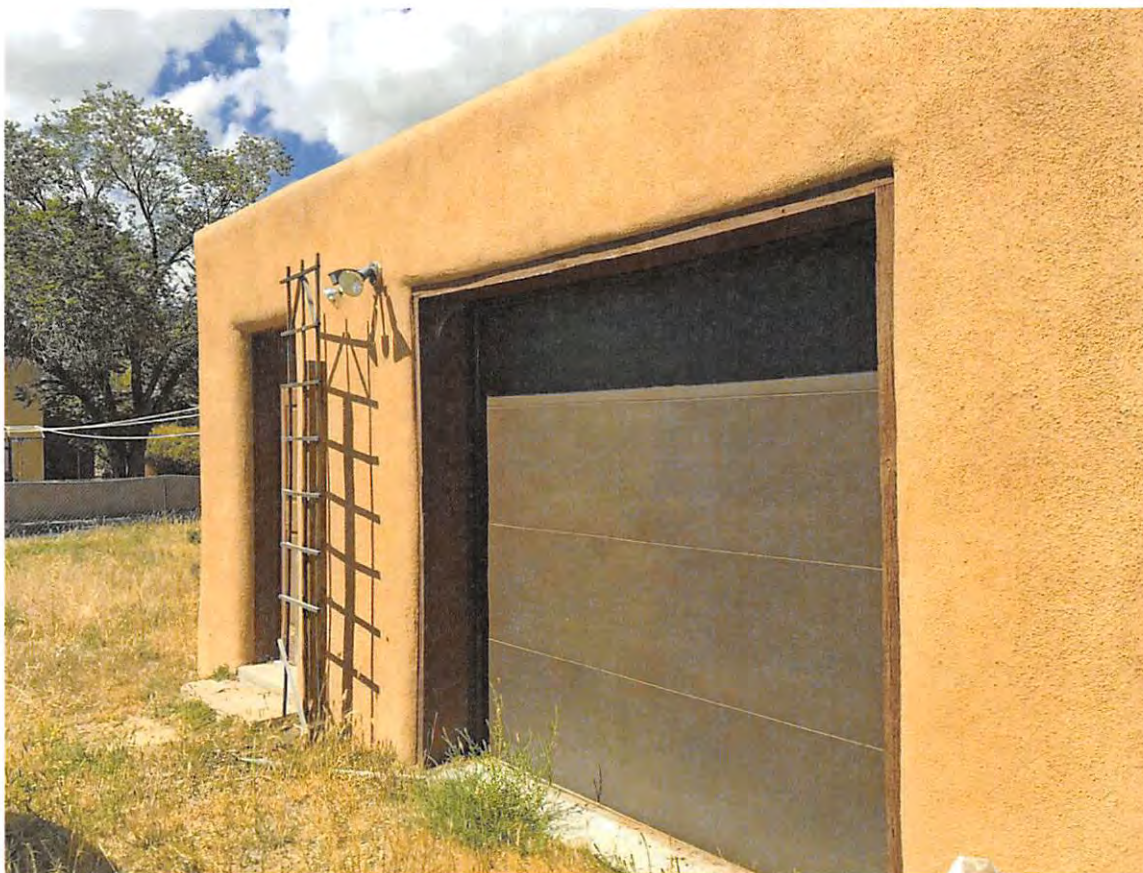


Figure 8: South elevation, facing northwest.
October 6, 2016.

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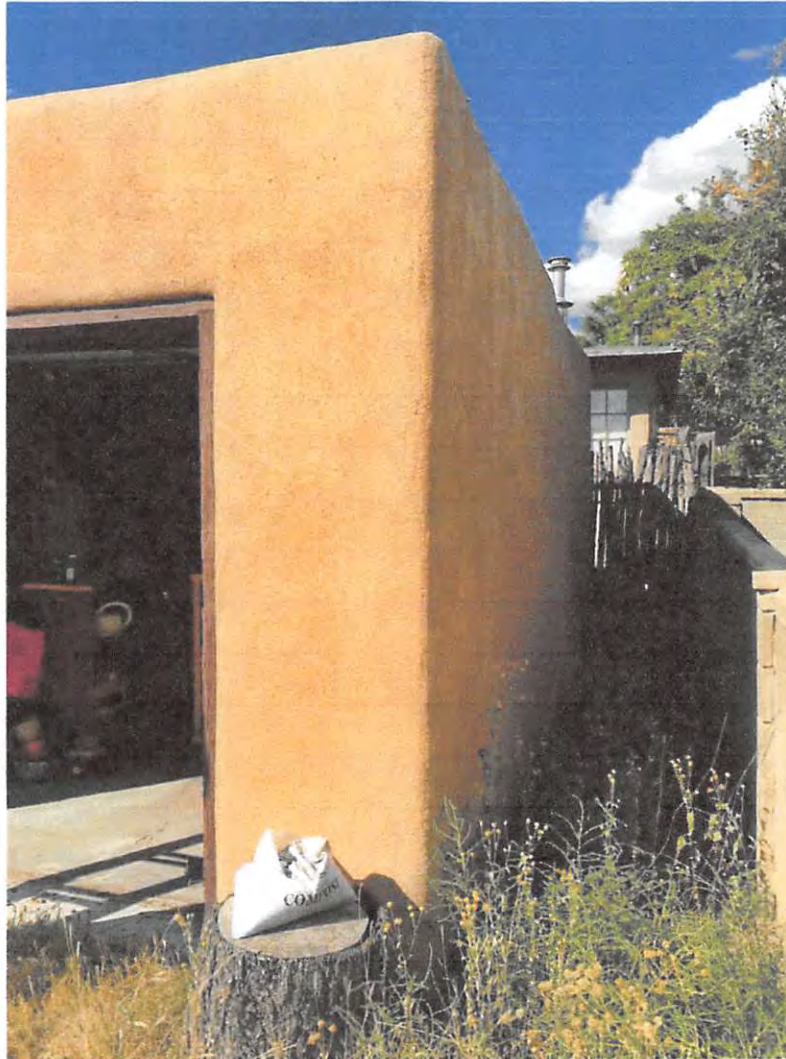


Figure 9: East elevation, facing north.
October 6, 2016.

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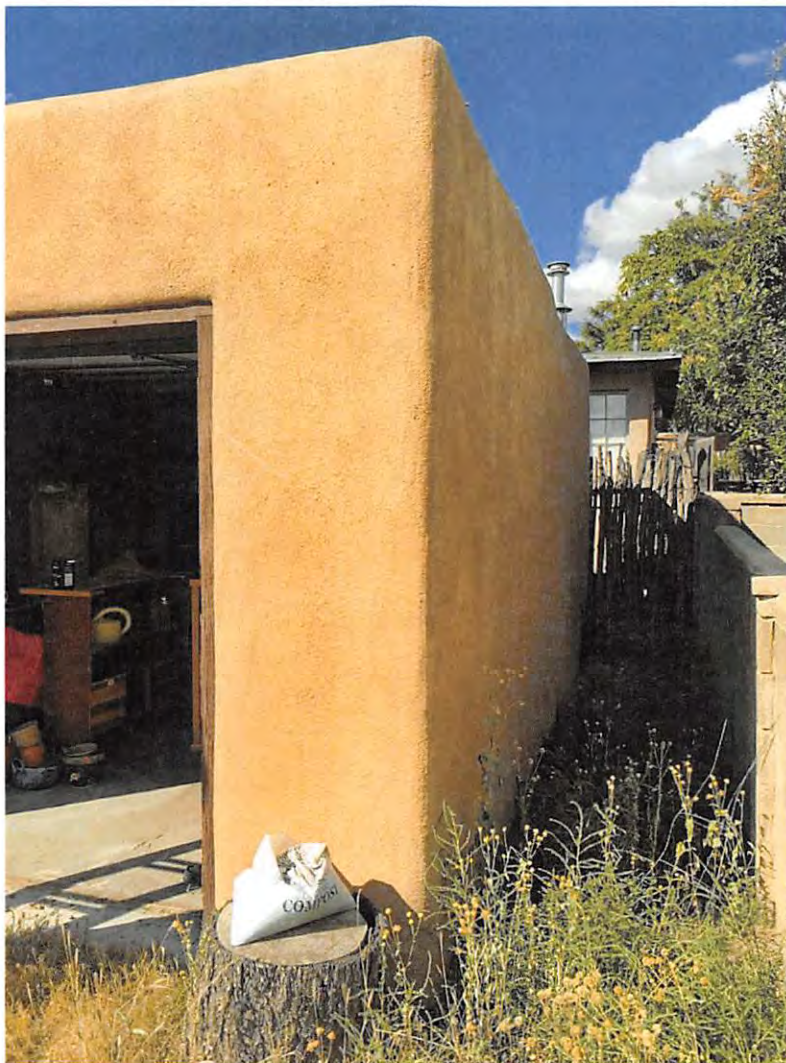


Figure 9: East elevation, facing north.
October 6, 2016.

Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2) *Historic Preservation Division, New Mexico Department of Cultural Affairs*

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Figure 10: North elevation, facing east.
October 6, 2016.

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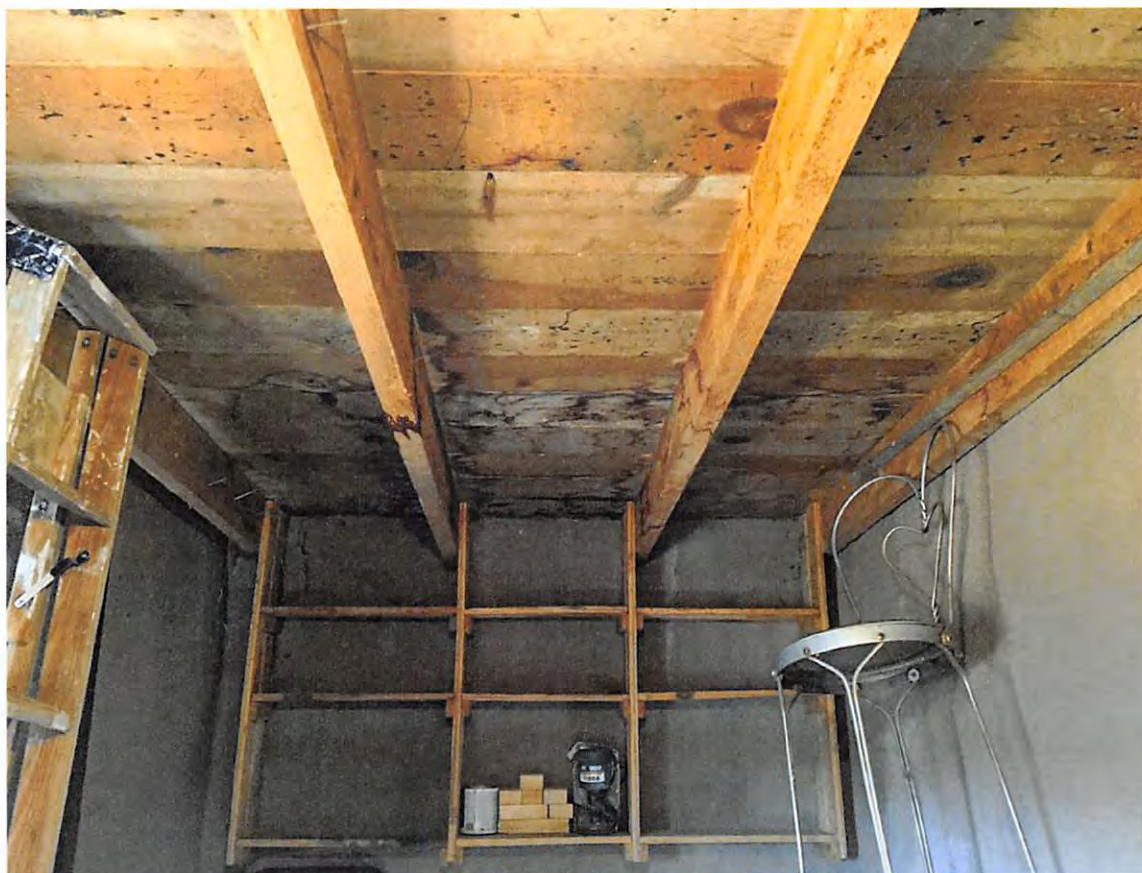


Figure 11: Roof/ceiling structure.
October 6, 2016.

ⁱ *Santa Fe New Mexican*, June 8, 2008, E-2.

ⁱⁱ Paul Padilla, conversation with John Murphey, September 15, 2015.

ⁱⁱⁱ Spears Architects, AIA, "Santa Fe Historic Districts 1998 Resurvey of Buildings" [report], 1998. Under the survey, the house at 829 West Manhattan Avenue was recommended for Contributing status; the garage was not evaluated. Ibid, table of surveyed properties.

^{iv} Jon Jayet, conversation with John Murphey, October 6, 2015; "829 West Manhattan Avenue, Historic Building Inventory form," August 22, 1998, 2.



PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic District Preliminary Zoning Review (HPZR) from the Current Planning Department. The HPZR does not grant zoning approval for a building permit.

Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 11/15/2024	Property Owner of Record Brenda Baletti		
Applicant/Agent Contact Ju Tan			
Site Address 829-A W Manhattan Ave, Santa Fe, NM 87501			
Suite or Space # A	Subdivision Name NA		
Lot # NA	Block # NA	Total Roof Area (square feet) 1260 (Unit A only)	
Lot Coverage % 30			
Proposed Construction Description Proposed new 160 s.f. entry portal in wood construction with a corrugated metal roof.			
The following documents are required for review as applicable: ☒ Legal Lot of Record ☒ Building Plans ☒ Existing site plan w/ setbacks ☒ Proposed site plan w/ setbacks ☒ Existing & Proposed Elevations ☐ Development Plan			
Zoning District R-21	Overlay Districts ☐ Escarpment ☐ Flood Plain ☒ Other HISTORIC WEST SIDE GUADALUPE		
Proposed Setbacks	Front	Rear	Left Side Right Side
Required Setbacks	Front 7'	Rear 5'	Left Side 5' Right Side 5'
Proposed Height	Max Height	Parking Required	Provided 2 (eq) Bike Parking Provided

Historic Planning Case Manager Paul Duran

If you selected "other," please write in the name of your case manager.

ADDITIONAL SUBMITTALS (IF APPLICABLE)

☐ Y ☐ N	Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
☐ Y ☐ N	Setback Affidavit and Agreement		
☐ Y ☐ N	Site Visibility Triangle	☐ Y ☐ N	Escarpment Slope Analysis
☐ Y ☐ N	Flood Plain Grading Plan		

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Owner ☒ Applicant ☒ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

☒ Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions legal lot of record provided portal addition meets zoning requirements		
Preliminary Zoning Review completed by Rebekah Clouser		Date 11/20/2024
Preliminary Zoning Review # 2024-009515 PAR		